PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 667226 DEEDWARR
06/29/2021 10:46:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20210629-0087941

W & I Ref: (DM) Title No.: 61884
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Salesni Rita Kumar Shimran Ashlyn Kumar 2600 Hillsboro Pike, # 233 Nashville, TN 37212	New Owners

TAX MAP PARCEL NUMBERS: 117030H23300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elena Rueda-de-Leon, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Salesni Rita Kumar and Shimran Ashlyn Kumar,** _____ hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 233 of Section C of the Enclave at Hillsboro Village Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibits to the Master Deed of record in Inst. No. 20051005-0119789, Inst. No. 20060210-0016562 and Inst. No. 20060919-0116052, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Elena Rueda-de-Leon, unmarried woman, by Warranty Deed from Benjamin Herron, a married person, dated June 30, 2017 and recorded on July 5, 2017, of record in Inst. No. 20170705-0067372, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibits to the Master Deed of record in Inst. No. 20051005-0119789, Inst. No. 20060210-0016562, Inst. No. 20060919-0116052, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 20051005-0119789, Inst. No. 20060210-0016562, Inst. No. 20060919-0116052, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of the Enclave at Hillsboro Village Condominium Association, Inc. of record in Inst. No. 20050926-0115605, rerecorded in Inst. No. 20050928-0116816, said Register's Office; Easement to Comcast Cable Communications Management, LLC, of record in Inst. No. 20200310-0026753, said Register's Office.

This is improved property, known as 2600 Hillsboro Pike, # 233, Davidson, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees' heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2021.

Elena Rueda-de-Leon

State of Tennessee

County of Davidson

On this 8th day of June, 2021, before me the undersigned authority, personally appeared Elena Rueda-de-Leon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Sworn and subscribed before me this 8th day of June, 2021.

Notary

My Commission Expires:

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

True Copy Certification

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025