Karen Johnson Davidson County
Batch# 669962 DEEDWARR
07/02/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210702-0089720

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Affiant Subscribed and sworn to before me, this 30 day of June, 2021. Notary Public My Commission Expires: 1-19-2025

WARRANTY DEED

Address New Owner: Salomon Saez and Jamie Saez 1065 Treaty Oaks Drive Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-06-0L-034.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDSAY STERNAD AND SPOUSE, KENNETH STERNAD, WIFE AND HUSBAND,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **SALOMON SAEZ AND JAMIE SAEZ, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 34 on the plan of Treaty Oaks Cottages, as shown on Exhibit "B" to the Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190228-0018398, amending the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, of record in Instrument No. 20141120-0107174, First Amendment of record in Instrument No. 20150113-0003651, Second Amendment of record in Instrument No. 20150814-0081914, Third Amendment of record in Instrument No. 20160826-0089501, Fourth Amendment of record in Instrument No. 20160922-0099884, Fifth Amendment of record in Instrument No. 20180725-0072479, and Sixth Amendment of record in Instrument No. 20190228-0018398, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LINDSAY STERNAD AND SPOUSE, KENNETH STERNAD, WIFE AND HUSBAND, by deed from HR PROPERTIES OF TENNESSEE, GP, A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20180404-0031817, dated April 4, 2018, said Register's Office.

This is improved property commonly known as: **1065 Treaty Oaks Drive, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of June, 2021.

LINDSAY STERNAD

attorney in fact for Kenneth Sternad
LINDSAY STERNAD, ATTORNEY IN FACT for KENNETH STERNAD

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDSAY STERNAD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 2021.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public
My Commission Expires:

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **LINDSAY STERNAD** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **KENNETH STERNAD**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2021.

Notary Public
My commission expires:

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Affiant Signature

July 1, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of July, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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