WARRANTY DEED

Karen Johnson Davidson County
Batch# 700490 DEEDWARR
08/18/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210818-0111968

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isidro Cruz Godinez	First Community Mortgage	Part of 148-05-0-098.00
(NAME)	(NAME)	
352-B Dade Drive	262 Robert Rose Dr. Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jaky Boulos, a married woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Isidro Cruz Godinez and Denisse Cristina Rios Altamirano, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "B" of The Plan of Declaration of Protective Covenants, Conditions and Restrictions for 352 Dade Cottages, A Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of Declaration of Protective Covenants, Conditions and Restrictions for 352 Dade Cottages, A Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20210622-0084263, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in Exhibit "D" of the Master Deed of record as Instrument Number 20210622-0084263, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jaky Boulos from Aaron Clemins and Christen Clemins, husband and wife by Warranty Deed on May 17, 2021, of record in Instrument Number 20210519-0067709, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee.

Subject to of Declaration of Protective Covenants, Conditions and Restrictions for 352 Dade Cottages, A Planned Unit Development, a

Horizontal Property Regime with Private Elements, of record as Instrument Number 20210622-0084263, Register's Office of Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

This is investment property and has never been the marital residence of the seller.

unimproved ☐

This is improved ☑ property, known as 352-B Dade Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 17th day of August, 2021.

Jaky Boulos

State of Tennessee
County of Davidson

Personally appeared before me Jaky Boulos, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2021.

Notary Public [redacted] CARL Dunphy
My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 202108024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 08/17/2021 (date of document).

Jennifer Russell
Affiant Signature

08/18/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

