Karen Johnson Davidson County
Batch# 722019 DEEDWARR
09/22/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20210922-0127666

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-EXP-21-257

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carmen Ortiz	SWBC Mortgage Corp.	
(NAME)	(NAME)	
257 Mayflower Lane	9311 San Pedro, #100	**042-11-0B-075.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY BRADY, MARRIED AND BRENDA ELMORE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARMEN ORTIZ, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 257, on the plan of Heritage Village Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and according to the Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989; Book 6484, page 287, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the Plat of heritage Village Condominiums plan as set forth on Exhibit "A" to the Supplement and Amendment to the Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to Tiffany Brady and Brenda Elmore by Warranty deed from Nadine B. Norman, a single woman of record in Instrument No. 20190422-0036301 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Master Deed establishing a Horizontal Property regime of Heritage Village, and recorded in Book 4758, page 179 amended 4808, Page 829 and Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287and Book 9654, page 906 and Instrument 20040804-0093767, Register's Office for Davidson County, tennessee.
- Easement(s) to NES of record in Book 3573, Page 343, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Heritage Village Condominiums of record in Book 4758, page 190, and Book 6484, Page 287, and Book 9256, Page 848 and Instrument 20031229-0183195.
- Charter of Heritage Village Condominiums Homeowner's Association of record in Book 6418, page 478.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **257 Mayflower Lane, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20th DAY OF SEPTEMBER, 2021.

Tiffany Brady

Brenda Elmore

John D. Hardnett, II

John D. Hardnett, II, spouse of Tiffany Brady, hereby joins in this conveyance and does transfer and convey any and all marital interest John D. Hardnett, II may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. HARDNETT, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 9/21/21.

Tori Cole

Affiant Signature

Date: 9/21/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9/21/21.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

