Karen Johnson Davidson County
Batch# 728045 DEEDWARR
09/30/2021 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20210930-0131733

WARRANTY DEED

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

File #21-1201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Yuri Romero Del Aguila	CapStar Bank	
(NAME)	(NAME)	
1201 10th Avenue N	2002 Richard Jones Rd. Ste 300A	**081-16-0O-011.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37215	
(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, **AARON LOGAN SMITH, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN YURI ROMERO DEL AGUILA, AN UNMARRIED MAN** 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:

A Certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 11 on the Plan of Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Row on 10th, a Horizontal Property Regime, of record in Instrument No. 20170601-0054368, corrected in Instrument No. 20171012-0104601, Amended in Instrument No. 20180626-0061478 and 20181130-0117111, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Aaron Logan Smith, unmarried by Warranty Deed from Cottingham Development, LLC., a Tennessee limited liability company of record in Instrument No. 20190313-0023082 Register's Office for Davidson County, Tennessee, dated March 06, 2019 and recorded on March 13, 2019.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20170601-0054368, corrected in Instrument No. 20171012-0104601, and First Amendment in Instrument No. 20180626-0061478 and further amended in Instrument No. 20181130-0117111, Register's Office for Davidson County, Tennessee
* Charter of record in Instrument Number 20170601-0054367, in the Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for stormwater facilities of record in Instrument Number 20170612-0058589 and Instrument No. 20180706-0065557, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewer, Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20170818-0085055, in the Register's Office for Davidson County, Tennessee.

* Public Right-of-way easements of record in Instrument Number 20180627-0062074, and Instrument No. 20180627-0062075, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1201 10th Avenue N, Nashville, TN 37208**.

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 29th day of September, 2021.

Aaron Logan Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2021, before me personally appeared Aaron Logan Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 September 29, 2021

Affiant Signature

September 29, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 29th day of September, 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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