When recorded, return to:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
File Number: B-21-7250

Karen Johnson Davidson County
Batch# 741605 DEEDWARR
10/22/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211022-0142148

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-14308-RL-s

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**.

Affiant

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 18th day of October, 2021.

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Alexandra Saltz<br>1016 Treaty Oaks Drive<br>Nashville, TN 37209 | Alexandra Saltz<br>1016 Treaty Oaks Drive<br>Nashville, TN 37209 | 091-06-0L-013-00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

**John Joseph Simmen, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**Alexandra Saltz, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**Land situated in Davidson County, Tennessee, being Unit No. 13, as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to John Joseph Simmen, an unmarried man, by Warranty Deed from Chorenia Nash, a married woman, of record in Instrument No. 20181207-0119413, in the Register's Office of Davidson County, Tennessee, dated December 05, 2018 and recorded on December 07, 2018.**

**Madison Simmen joins the sale of this property as the spouse of John Joseph Simmen.**

This is improved property located at: **1016 Treaty Oaks Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 7th day of September, 2021.

GRANTOR:

John Joseph Simmen

Madison Simmen

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Joseph Simmen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2021.

Notary Public
My Commission expires: Feb 19, 2025

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2348077
My Comm. Expires Feb 19, 2025

# Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/7/21.

Affiant Signature

10/19/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/19/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON