Karen Johnson Davidson County
Batch# 752169 DEEDWARR
11/09/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211109-0149726

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-14097-SL

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2021.

Notary Public
My Commission Expires: 9/23/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexander Nicholas and Stephanie Gardeazabal 3063 Whitland Crossing Drive Nashville, TN 37214	New Owner	096 09 0B 052.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jay B. Willis and Cheryl A. Willis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alexander Nicholas and Stephanie Gardeazabal**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3063 of Donelson's Place, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Donelson's Place, A Horizontal Property Regime, of record in Instrument Number 20070703-0079564; as amended in Instrument No. 20171013-0105416; Instrument No. 20070712-0083113; Instrument No. 20070816-0098067; Instrument No. 20101026-0085599; Scrivener's Affidavit recorded in Instrument No. 20101112-0091023, 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 Jay B. Willis and Cheryl A. Willis, as husband and wife, by Warranty Deed from Vicki L. Carr, of record in Instrument No. 20180612-0056435, in the Register's Office of Davidson County, Tennessee, dated June 11, 2018 and recorded on June 12, 2018.

This is ☒ improved or ☐ unimproved property located at: **3063 Whitland Crossing Drive, Nashville, TN 37214**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors 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, Grantors have executed this instrument on this 1st day of November, 2021.

GRANTOR:

Jay B. Willis

Cheryl A. Willis

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jay B. Willis and Cheryl A. Willis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of November, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-1-21 (date of document).

Frank Roberts

11/1/21

Date

State of Tennessee
County of Wilson

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

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

