G#35181-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 752360 DEEDWARR
11/10/2021 09:23:44 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20211110-0149987

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 9th day of November, 2021.

Notary Public

My commission expires: 9/6/25
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Octavio J. Oliu and Mabel Valcarcel	**"New Owners"**	**034 05 0 A 006 00 CO**
11079 Baybreeze Way		
Boca Raton, FL 33428		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michele Le, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Octavio J. Oliu and Mabel Valcarcel, 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 No. 6 on the Plan of Monticello Manor, of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michele Le, unmarried, by Warranty Deed dated January 30, 2019, from R. Douglas Bain and Patricia H. Bain, of record in Instrument No. 20190131-0009373, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easements of record in Book 3370, Page 148, and in Book 3370, Page 157, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions of record in Book 6643, Page 958, By-Laws appended thereto (at Page 950), and amended in Book 11259, Page 994, and in Instrument No. 20050228-0021548, Register's Office for Davidson County, Tennessee;

4) Dedication of Common Area to Monticello Manor Homeowners Association, Inc., of record in Book 6716, Page 749, and re-recorded in Book 6717, Page 362, said Register's Office;

5) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4530, Page 215, said Register's Office;

6) Easement to America Telephone and Telegraph Company for underground cable of record in Book 1229, Page 138, said Register's Office;

7) Articles of Monticello Manor of record in Book 6643, Page 966, said Register's Office; and,

8) Taxes for the current year which have been prorated and were paid by the Grantor herein and the Grantees assume any subsequent years, not yet due and payable.

This is improved property, known as: **410 Thomas Jefferson Circle, Madison, TN 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 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 hand(s) this **9th** day of ~~November~~ **, 2021.**

Michele Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michele Le,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **November, 2021.**

My Commission Expires: 12/14/24

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY