Karen Johnson Davidson County
Batch# 776969 DEEDWARR
12/20/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20211220-0167984

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021.

_____
Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0993

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathryn A. Beaulieu, unmarried	Cardinal Financial Company, Limited Partnership	Map: 131010D07200CO
(NAME) 5025 Hillsboro Pike, Unit 11D	(NAME) 3701 Arco Corporate Drive, Suite 200	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-THREE THOUSAND AND NO/100 DOLLARS ($233,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LUIS M. ALCAZAR VEGA AND WIFE, PIEDAD TARCILA ROMAN DE ALCAZAR,

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

KATHRYN A. BEAULIEU, UNMARRIED,

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:

Being Unit No. 72 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided 0.41% interest in the common elements of 5025 Hillsboro Homeowner's Association as described in Book 5211, Page 325 et seq., said Register's Office. Said Unit is also known as Apartment No. 11D.

Being the same property conveyed to Luis M. Alcazar and wife, Piedad T. Roman Manzaneda, by Quitclaim Deed from Luis M. Alcazar Vega aka Luis M. Alcazar, of record in Instrument No. 20111129-0092627, dated November 28, 2011, Register's Office for said County. See also prior deed of record in Instrument No. 20081126-0116092, said Register's Office.

Luis M. Alcazar Vega and Luis M. Alcazar and Luis Mauro Alcazar Vega being one and the same person.

Piedad Tarcila Roman De Alcazar and Piedad T. Roman Manzaneda being one and the same person.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 4, said Register's Office; (3) Storm Drainage Easement of record in Book 4308, Page 575, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5211, Page 325, Book 5616, Page 133, and Book 5211, Page 345, said Register's Office.

The signature of Piedad Tarcila Roman De Alcazar is signed by her duly appointed Attorney-in-Fact, Luis M. Alcazar Vega, pursuant to the Power of Attorney of record in Instrument No. 202112200167983, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Pike, Unit 11D, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 15th day of December, 2021.

Luis M. Alcazar Vega
Piedad Tarcila Roman de Alcazar
By: Its Attorney in Fact
Piedad Tarcila Roman De Alcazar
By: Luis M. Alcazar Vega, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luis M. Alcazar Vega 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, 15th day of December, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Luis M. Alcazar Vega, 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 on behalf of Piedad Tarcila Roman De Alcazar, as his/her Attorney-in-Fact, as the free act and deed of the within named Piedad Tarcila Roman De Alcazar.

Witness my hand and official seal this 15th day of December, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 December 15, 2021.

Karen Suggs
(AFFIANT) – Karen Suggs

12/15/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of December, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY