Karen Johnson Davidson County
Batch# 780959 DEEDWARR
12/29/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20211229-0170988

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

AFFIANT

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

NOTARY PUBLIC
My Commission expires: 1/4/25

TERESA TIDWELL NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 01/04/2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21110031

Address of New Owner
Adalberto Discua
6945 Somerset Farms
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
141-07-0B-051.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Windsor Properties, LLC,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Adalberto Discua,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, and as amended in Amendment and Change of Minimum Building Setback Line and Easement, of record in Book 9987, Page 521, 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 Windsor Properties, LLC, by Warranty Deed from Christina Anne Lingo, unmarried, dated 07/09/2012 and recorded on 07/16/2012 in Instrument No. 20120716-0062374, Register's Office for Davidson County, Tennessee.

This is property generally located:
6945 Somerset Farms Circle, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Matters shown on the Plan of record in Book 7900, Page 741, and amended in Book 9987, Page 521, said Register's Office.
3. Declaration of Covenants, Conditions, Easements, Restrictions, Assessments, Special Assessments, Charges and Liens, and By-Laws contained in instrument of record in Book 8556, Page 11, Book 9383, Page 526, re-recorded in Book 9662, Page 869, said Register's Office.
4. Water and Sewer Easement of record Book 7349, Page 564, said Register's Office.
5. Drainage Easement of record Book 3314, Page 23, said Register's Office.
6. Sewer Line Easement of record Book 9731, Page 142, said Register's Office.
7. Sign Easement of record Instrument No. 20070711-0082561, said Register's Office.

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. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Windsor Properties, LLC** has caused this instrument to be executed, this the 29 day of November, 2021.

WINDSOR PROPERTIES, LLC

Deanna Hargrove

By: Deanna Hargrove
As: Managing Member

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Deanna Hargrove,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized Agent of **Windsor Properties, LLC**, the within named bargainor, and she as such Authorized Agent, executed the within instrument for the purposes therein contained by signing the name of the **Windsor Properties, LLC** by herself as such Authorized Agent.

This the 29 day of November, 2021.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 11-29-21 (date of document).

Affiant Signature

12-02-21
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of DEC, 2021.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25