WARRANTY DEED

Karen Johnson Davidson County
Batch# 787588 DEEDWARR
01/11/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20220111-0003434

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rosie Ward	Everett Financial Inc. dba Supreme Lending	Parcel ID: 162 09 0A 053.00
(NAME)	(NAME)	
5510 Country Drive # 53	14801 Quorum Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Ulf Persson and wife, Methalyn Flores**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rosie Ward, an unmarried woman**, 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 Townhouse in Davidson County, Tennessee, described as Townhouse #53, Hickory Valley, a Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the plat of Hickory Valley Condominiums, Phase 2, recorded in Plat Book 4460, Page 133, said Register's office, and described in a Master Deed recorded in Book 4659, Page 32, as clarified in Book 4937, Page 429, said Register's office, to which reference is hereby made. The easements, restrictions, covenants, conditions and regulations imposed upon and relating to the apartments, property, Co-Owners and tenants of Hickory Valley Condominiums contained in the Master Deed and By-Laws appended thereto recorded in Book 4659, Page 32, as clarified in Book 4937, Page 429, Register's office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ulf Persson and wife, Methalyn Flores, by Warranty Deed from Tangy B. Herndon n/k/a Tangy B. Hood and husband, Jim Hood, of record in Instrument No. 20070102-0000132, in the Register's Office of Davidson County, Tennessee, dated December 27, 2006 and recorded on January 02, 2007.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive # 53, Nashville, TN 37211

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 28th day of December, 2021.

Ulf Persson

Methalyn Flores

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ulf Persson and Methalyn Flores, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2021.

Notary Public
My Commission Expires: 2/19/24

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on December 28, 2021.

Signature December 28, 2021.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on December 28, 2021.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY