WARRANTY DEED

Karen Johnson Davidson County
Batch# 795726 DEEDWARR
01/26/2022 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $473.60
20220126-0009525

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: Aug. 19, 2024
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DENISE RENEE HAMMONDS RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
., Cosmopolitan Title Agency, LLC, 110 Keystone Drive, Richmond, KY 40475

File No.: TN 21-0209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brian Barnal Sanhueza	Brian Barnal Sanhueza	052-16-0A-022.00
(NAME)	(NAME)	
1301 Neelys Bend Road, Unit C22	1301 Neelys Bend Road, Unit C22	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Eight Thousand And No/100 Dollars ($128,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LEVI S VAN PAY, A SINGLE MAN BRIAN VAN PAY, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN BARNAL SANHUEZA, A SINGLE MAN, 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:

Property is not marital property to Brian Van Pay.

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 1301 Neelys Bend Road, Unit C22, Madison, TN 37115
(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 14 day of January, 2022.

Levis S Van Pay

Brian Van Pay

Brian Van Pay

STATE OF ~~TENNESSEE~~ WISCONSIN CR

COUNTY OF WINNEBAGO

On this 14 day of January, 20 22, before me personally appeared Levis S Van Pay and Brian Van Pay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

C. Rabenhorst

Notary Public

C. RABENHORST NOTARY PUBLIC STATE OF WISCONSIN

Printed Name: C. Rabenhorst

Serial Number, if any: 239739

My Commission Expires: Jan 28, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C22 on the Plan of Neely's Bend Condominium, of record in Book 5200, page 200, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Neely's Bend Condominium, a horizontal property regime established by Master Deed of record in Book 5483, page 86, and amended as Instrument Nos. 20020705-0080848, and 20040527-0062519, said Register's Office.

Being the same property conveyed to LEVI S. VAN PAY AND BRIAN VAN PAY, by deed from HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20200228-0022573, dated February 27, 2020, and corrected as Instrument No. 20200521-0053063, said Register's Office.

For informational purposes only:
Commonly Known As: 1301 Neelys Bend Rd, Unit #22, Madison, TN. 37115
Parcel: 052-16-0A-022.00

MADISON COUNTY REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, Stacey Szoszorek 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 January 14, 2022.
Date

Stacey Szoszorek

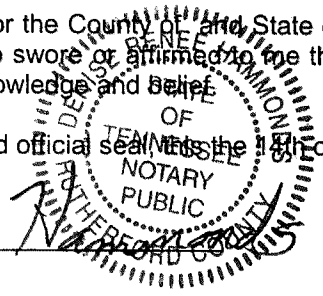
1/14/2022
Date

STATE OF TENNESSEE

COUNTY OF

I, , a Notary Public for the County of and State of Tennessee, do hereby certify that personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 14th of January, 2022.



Notary Public

My Commission Expires: August 19, 2022

(SEAL)