Karen Johnson Davidson County
Batch# 803837 DEEDWARR
02/11/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,518.85
20220211-0015878



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2022.

Notary Public

My commission expires: July 9, 2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Valencia Martin	**New Owner**	**142-08-0A-019.00CO**
103 Fox Trail		
Nashville, TN 37221		

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

Tua C. Bultje and Galen Bultje, wife and husband

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

Valencia Martin

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 a part of Coronada, a Condominium as shown on the plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Unit No. 19 on the said plan being located at 103 Fox Trail as established by Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc. of record in Book 4901, Page 679, and in Book 4901, Page 702, respectively, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tua C. Bultje, and Galen Bultje, wife and husband, by Warranty Deed, from Deborah L. Willinger, a single woman, of record in Instrument No. 20150521-0046939, dated May 7, 2015, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 4901, Page 702, amended in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 4788, Page 761, Book 4816, Page 965 and Book 4816, Page 968, in the Register's Office for Davidson County, Tennessee.
Utility Easement of record in Book 7173, Page 324, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 4902, Page 938, amended in Book 6132, Page 118 and Book 7694, Page 733, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130118-0006281, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues - if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 103 Fox Trail, Nashville, TN 37221.

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 31st day of January, 2022.

Tua C. Bultje

Galen Bultje

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Tua C. Bultje and Galen Bultje, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2022.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 22-23
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-31-22.

Affiant Signature

2-1-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 1 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY