Karen Johnson Davidson County
Batch# 806879 DEEDWARR
02/16/2022 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220216-0018136

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-10033-PL

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jonathan Izquierdo & Cesar Izquierdo	New Owner	
400 Herron Dr Unit #221		105-12-0B-040.00
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tanner McClelland, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Izquierdo and Cesar Izquierdo, as joint tenants,**

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 Unit 221 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and Instrument No. 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and

tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Registers Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Tanner McClelland, a single man by Warranty deed from Alloy, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180620-0059648 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and will be paid by the Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: **400 Herron Dr #221, Nashville, TN 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 the 2nd day of February, 2022.

Tanner McClelland

STATE OF New York

COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tanner McClelland,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of February, 2022.

My Commission expires: 08/25/2022

Notary Public

Regina J. Brooks
Notary Public. State of New York
No. 01BR6310577 Kings County
Commission Expires 08/25/2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/2/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

2/7/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

