WARRANTY DEED

DM-PP-22-270-D6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pilot Properties LLC	new owner	
(NAME)	(NAME)	**133 16 0A 020.00**
204 Point East Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFERSON S. HERRERA RODRIGUEZ, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PILOT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being a portion of Unit No. D-6 of Harding Glen Condominiums, (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801, as amended in Book 9397, Page 814, and Book 11509, Page 965, Instrument No. 20070926-0114999 and Instrument No. 20180606-0054269 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Jeferson S. Herrera Rodriguez, unmarried, by Warranty Deed from David P. Miller, Jr., a Married Man, of record in Instrument No. 20171010-0104068, in the Register's Office of Davidson County, Tennessee, dated October 06, 2017 and recorded on October 10, 2017.

This conveyance is subject to:
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harding Glen Condominiums, (formerly known as Barcelona Condominiums) Condominium of record in Book 6400, Page 801, as amended in Book 9397, Page 814, Book 11509, Page 965, Instrument No. 20010329-0030288, Instrument No. 20070926-0114999, Instrument No. 20180606-0054269 and Amendment to ByLaws recorded in Book 9723, Page 68 and Book 11509, Page 966, and Scrivener's Affidavit recorded in Instrument No. 20171004-0101537; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Declaration of Mutual Reciprocal, recorded in Book 5868, Page 422.
- Easement recorded in Instrument No. 20121114-0104727.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **270 Tampa Dr Apt D6, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 812031 **DEEDWARR**
02/25/2022 03:11:43 PM 2 pgs
Fees: $13.00 Taxes: $203.50

20220225-0021851

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd DAY OF FEBRUARY, 2022.

Jeferson S. Herrera Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFERSON S. HERRERA RODRIGUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires on 6/25/2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212