Karen Johnson Davidson County
Batch# 828269 DEEDWARR
03/24/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20220324-0034294

WARRANTY DEED

GREG FAIRSETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pedro Garcia	New Owner	163-05-0B-097.00
(NAME)	(NAME)	
5170 Old Hickory Pkwy # 220		
(ADDRESS)	(ADDRESS)	
Antioch . TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Yasmin Hennes, a married woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pedro R. Garcia, unmarried,** 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:

Being Lot No. 97 on the Plan of Mill Park, Phase II, (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element) of record in Instrument Number 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yasmin Hennes, a married woman from Lidieth Mora, unmarried, by Warranty Deed on November 10, 2020, of record in Instrument Number 20201116-01347814, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Instrument Number 20000706-0066999, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in Book 10719, Page 425; Book 11167, Page 757; Instrument Number 20010712-0074528 and Instrument Number 20011016-0112643, Register's Office for Davidson County, Tennessee.

Subject to Horizontal Property Regime of Mill Park Phase II (Formerly Hickory Hollow Townhomes), HOA Charter of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 10719, Page 464, amended in Book 11167, Page 759, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10719, Page 425; Book 11167, Page 757; Instrument Number 20010712-0074528 and Instrument Number 20011016-0112643, Register's Office for Davidson County, Tennessee.

Easement to Mills Park HOA for Common Areas of record in Instrument Number 20010712-0074529, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

The spouse of Yasmin Hennes joins in this conveyance to convey any and all interest marital or otherwise in the subject property.

unimproved ■

This is improved ☑ property, known as 5170 Hickory Hollow Parkway #220, Antioch, TN 37013
(House Number) (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 my/our hands this 25th day of February, 2022.

Yasmin Hennes

Yasmin Hennes

State of Tennessee
County of Davidson

Personally appeared before me Yasmin Hennes and [illegible], with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2022.

Notary Public Judy Jacobs
My Commission Expires: 9-14-23

File No.: 202202014

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2.25.22 (date of document).

Affiant Signature

2.25.22

Date

State of Tennessee

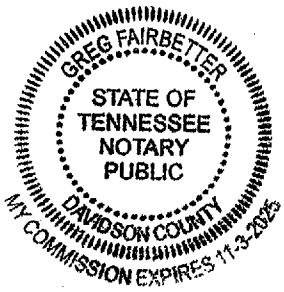
County of Davidson

Sworn to and subscribed before me this 25 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212