Karen Johnson Davidson County
Batch# 835754 DEEDWARR
04/06/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220406-0040053

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Whitney McElroy
State of Tennessee
Notary Public
Williamson County

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 17th day of March, 2022.

Notary Public
My commission expires: 06-02-25

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Albis Gutierrez 1515 Bridgecrest Drive, #205 Antioch, TN 37013	SAME AS NEW OWNER	149-15-0B-021-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Elizabeth Hammond FKA Elizabeth Haglund, a married woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Albis Gutierrez Marquez, unmarried** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 205 on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20020213-0018958, Revised in Instrument No. 20020710-0083055, and Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Elizabeth Haglund, n/k/a Elizabeth Hammond by deed from Robert C. Baugher and wife, LaRae C. Baugher of record in Instrument No. 20060726-0089953, Register's Office for Davidson County, Tennessee, and dated July 19, 2006.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20030806-0112013 and amended in Instrument No. 20190308-0021543, 20190308-0021544 in the

official records of the Davidson County Register of Deeds.

2. All matters appearing on the plan of Cambridge Forest Townhomes of record in Instrument No. 20020213-0018958, Revised in Instrument No. 20020710-0083055, and Instrument No. 20040224-0020966 Register's Office for Davidson County, Tennessee.

3. Grant of Easement of record in Instrument No. 20121114-0104688 Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Instrument No. 20030806-0112013 Register's Office for Davidson County, Tennessee.

5. Charter of Cambridge Forest Homeowners Association of record in Book 10343 Page 769 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1515 Bridgecrest Drive, #205, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of March, 2022.

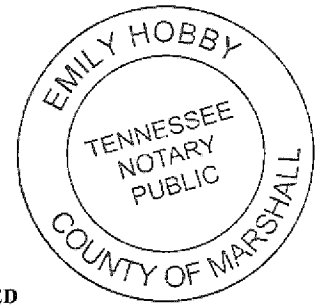
Elizabeth Hammond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of March, 2022, before me personally appeared Elizabeth Hammond, 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's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2022.

Notary Signature
My commission expires: 3/11/25



Tennessee Certification of Electronic Document

I, Andrew Swore, 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 March 17, 2022 (date of document).

Affiant Signature

March 21, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: Dec-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County