Karen Johnson Davidson County
Batch# 845358 DEEDWARR
04/26/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,342.10
20220426-0047606

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Juan Conde San Miguel and Kathy Sofia Mendieta, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julia Aaron** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site 65, also known as Unit No. 73 on the Site Plan of Richmeade Place, Section Four, a Planned Unit Development, of record in Book 5200, page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Juan Conde San Miguel and Kathy Sofia Mendieta, husband and wife by deed from Daniel J. Anton and Kristen L. Anton, husband and wife, dated May 17, 2019, of record on Inst. No. 20190520-0047500, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 401 Bowling Avenue #73, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Julia Aaron	**NEW OWNER**	**104-13-0A-065.00**
9371 Ansley Lane		
Brentwood, TN 37027		

WITNESS THE EXECUTION HEREOF this 18th day of April, 2022.

Juan Conde San Miguel

Juan Conde San Miguel

Kathy Sofia Mendieta

Kathy Sofia Mendieta

State of Tennessee
County of Davidson

On this 18th day of April, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Juan Conde San Miguel and Kathy Sofia Mendieta, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 633,000.00.**

Brenda Shelly

Affiant

Sworn and subscribed before me on this the 18th day of April, 2022.

Notary Public

My Commission Expires: _____

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-19-2023

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 April 18, 2022.

Brenda Shelby
Affiant
Date: 4-12-2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 18th day of April, 2022

Notary Public

My Commission Expires: _____

