WARRANTY DEED

Karen Johnson Davidson County
Batch# 846067 DEEDWARR
04/27/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $778.85
20220427-0048266

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/14/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0178

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Melissa Phillips	CMG Financial	Map: 136100B02600CO
(NAME) 3511 Seneca Forest Drive	(NAME) 3160 Crow Canyon Rd Ste 400	
(ADDRESS) Nashville, TN 37217	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($210,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IVAN MARTINEZ ROCHA AND WIFE, EDITH MARLEN DEL VALLE MORALES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELISSA PHILLIPS, AN UNMARRIED WOMAN,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in Davidson County, Tennesee, being Lot No. 47, Unit 47, Condominium Site Plan of Lots 15-20, 41-56 of Section Four, Priest Lake Forest of record in Plat Book 5200, page 574, amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ivan Martinez Rocha and wife, Edith Marlen Del Valle Morales, as tenants by the entirety, by Quitclaim Deed from Maria Del Valle, of record in Instrument No. 20220228-0022054, dated August 13, 2021, Register's Office for said County. See also Affidavit of Heirship of record in Instrument No. 20220228-0022053, Quitclaim Deed of record in Instrument No. 20130322-0028401, and Deed of record in Instrument No. 20101021-0084315, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 574, amending Plat Book 5200, Page 573, said Register's Office; (3) Charter for Homeowners Association of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee; (4) Deed of common areas to Homeowners Association of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6021, Page 99, amended in Book 6021, Page 107, Book 6123, PAge 176 and Book 6199, Page 270, Book 5931, Page 645, amended in Book 6021, Page 101, Book 6106, Page 610, Book 6145, Page 434, Book 6145, Page 435, Book 6199, Page 270 and Instrument No. 20090602-0050792, Book 5931, Page 677, amended in Book 6021, Page 102, Book 6108, Page 18, Book 6123, Page 175, Book 6124, Page 956 and Book 6145, Page 433, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3511 Seneca Forest Drive, Nashville, TN 37217
(House No.) (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 our hands this 18th day of April, 2022.

Ivan Martinez Rocha

Edith Marlen Del Valle Morales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ivan Martinez Rocha and Edith Marlen Del Valle Morales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 18th day of April, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on April 18, 2022.

Affiant Signature

4.18.22
Date

State of Tennessee

County of Williamson

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

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY