Karen Johnson Davidson County
Batch# 855587 DEEDWARR
05/13/2022 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220513-0055556

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Josefina G. Maldonado
5170 Hickory Hollow Parkway
Nashville, TN 37013
SEND TAX BILLS TO:
Josefina G. Maldonado
5170 Hickory Hollow Pkwy #166
Antioch, TN 37013

WARRANTY DEED

(Map 163-05-0B; Parcel 143.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TIMOTHY PAUL PROBST AND DOROTHY JEAN PROBST, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JOSEFINA G. MALDONADO,** Unmarried, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Unit No. 141 on the Plan of Master Deed Lot Layout (Private Element) Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by Plat appearing as Exhibit "A-1" in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Timothy Paul Probst and Dorothy Jean Probst, husband and wife, by Warranty Deed dated July 31, 2014, from Homer H. Gann, unmarried and Richard Dean Kidd, unmarried, recorded August 12, 2014, in Instrument No. 20140812-0072493, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 5170 Hickory Hollow Parkway, 166, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 22nd day of April, 2022.

Timothy Paul Probst
TIMOTHY PAUL PROBST

Dorothy Jean Probst
DOROTHY JEAN PROBST

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 Timothy Paul Probst and Dorothy Jean Probst, the bargainors , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2022.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2022.

Notary Public

My commission Expires: 8-19-23

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2022-195

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 4/22/2022 (date of document).

Affiant Signature

5/5/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NOTARY'S SEAL