Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220440625

Karen Johnson Davidson County
Batch# 866339 **DEEDWARR**
06/02/2022 11:39:47 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220602-0063751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Oscar Leiva Velasquez 955 Strand Fleet Drive Nashville TN 37013	New Owner	Tax Parcel ID No. 149-02-0B-155.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hunter J. Black, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oscar Leiva Velasquez , a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 190B on the Plan of Piccadilly Square of record in Plat Book 6900, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hunter J. Black, unmarried by Warranty deed from Pamela Watkins unmarried of record in Instrument No. 20160920-0098672 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 20, 2016.

Katelyn Baucom joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Hunter J. Black

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 92, 93 and 94, and amended as zone lot division of Lots 187 thru 191 and 193, Piccadilly Square, Phase II, as of record in Plat Book 6900, page 106, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6236, Page 683, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409 and Book 6306, page 833, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Piccadilly Square HOA of record in Book 6236, Page 703, as amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564 and Book 6300, page 423, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6236, Page 708, as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588 and Book 6300, page 431, in the Register's Office for Davidson County, Tennessee.

Information Brochure of record in Book 6236, Page 726, as amended in Book 6295, page 596, Book 6295, page 602 and Book 6300, page 439, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 955 Strand Fleet Drive Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2022.

Hunter J. Black

Katelyn Baucom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hunter J. Black and Katelyn Baucom, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026