Karen Johnson Davidson County
Batch# 873200 DEEDWARR
06/16/2022 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,378.25
20220616-0069132

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FC-22-154

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $372,500.00.

Affiant

Subscribed and sworn to before me this 6th day of May, 2022.

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

Notary Public
My Commission Expires:

2022-180

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phillip Gentry and Susannah Gentry	NEW OWNER	
154 Hillsboro Place		117 03 0C 154.00
Nashville, TN, 37215		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Maria Geraldine Zuniga Manrique, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Phillip Wayne Jr. Gentry and Susannah Gentry, ~~wife and~~ husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being unit 154 Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, amended in Plat Book 5200 Page 757 and 758, as established under Master Deed of record in Book 6244 Page 394, amended in Book 6285 Page 209, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed by Warranty Deed from Karu Jayathilake, married, and Kathleen McCracken, unmarried to Maria Geraldine Zuniga Manrique and husband, Alejandro Gutierrez Gongora, recorded March 3, 2015, as Instrument No. 20150303-0018186 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Maria Geraldine Zuniga Manrique and husband, Alejandro Gutierrez Gongora to Maria Geraldine Zuniga Manrique, recorded November 24, 2015, as Instrument No. 20151124-0119114 in Davidson County, Tennessee Register of Deeds.

Commonly Known As: 154 Hillsboro Place, Nashville, TN 37215

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **154 Hillsboro Place, Nashville, TN 37215.**

DocVerify ID: 93C84304-7121-48DA-A479-8B82FE840CCE

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 5th day of May, 2022.

Maria Geraldine Zuniga Manrique
Signed on 2022/05/05 10:17:55 -6:00

Maria Geraldine Zuniga Manrique

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named personally appeared by means of an interactive two-way audio video communication Maria Geraldine Zuniga Manrique, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. This notarial act was an online notarization.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2022.

D Shayne Adair
Signed on 2022/05/05 10:17:55 -6:00

Notary Public: D. Shayne Adair
My Commission Expires: 06/13/2022

D SHAYNE ADAIR
Tennessee Notary Public
Online Notary Public
Williamson County, State Of Tennessee
My Commission Expires Jun 13, 2022

Notary Stamp Notarization performed by audio visual communication

I, Jordan T. Myers, 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 May 5, 2022 (date of document).

Affiant Signature

Date 06/13/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

