Karen Johnson Davidson County
Batch# 882713 DEEDWARR
07/01/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220701-0076410

WARRANTY DEED

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

File No. JN-22-2832

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 02-01-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hamburg	Same Owner	
(NAME)	(NAME)	
1245 4th Avenue South	6040 Wellesley Way	105-03-0R-038.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Lisandra Lugo Tonkin, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Adam Hamburg, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No.1245 of Woodstock Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Woodstock Condominiums of record in Instrument Number 20190204-0010414, amended in Instrument No. 20190430-0039868, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Lisandra Lugo Tonkin, a single woman by Warranty deed from Woodstock Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20190605-0053570 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 05, 2019.

This is property more commonly known as 1245 4th Avenue South, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of June, 2022.

Lisandra Lugo Tonkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2022, before me personally appeared Lisandra Lugo Tonkin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Tennessee Certification of Electronic Document

I, Patricia Nicker, 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 06-30-2022 (date of document).

Affiant Signature

06-30-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

