Karen Johnson Davidson County
Batch# 909662 DEEDWARR
08/30/2022 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $734.45
20220830-0097702

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $198,500.00.

Amanda Allen
Affiant

Subscribed and sworn before me this the 24th day of August, 2022.

Carmen Coats
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hannah Epp	CANOPY MORTGAGE, LLC	042-11-0B 037.00
149 Heritage Trace Dr.	360 TECHNOLOGY CT STE 200	
Madison, TN 37115	LINDEN, UT 84042	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSE ENAMORANDO AND MARGOTH ENAMORANDO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HANNAH EPP, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being apartment Unit No. 149 of Heritage Village Condominiums created under title 66, Section 27-101, et seq. as amended, Tennessee Code annotated, and as established by a Master Deed, of record in Book 4758, Page 179; and amended in Book 4808, Page 829; Book 5102, Page 383; and Book 6380, Page 989; and further supplemented and amended by instrument of record in Book 6484, Page 287, all of record in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as exhibit "A" of said supplement and amendment to the Master Deed, for more completed identification and description of said unit.

Being the same property conveyed to Jose Enamorado and Margoth Enamorado, husband and wife, by deed dated 11/17/2015, from Jose Juan Carlos Henriquez, of record in Instrument No. 20151202-0121439, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 149 Heritage Trace Dr., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

J.E.
M.E.

Witness my hand this the 24th day of August, 2022.

Jose Enamorando

Margoth Enamorando

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jose Enamorando and Margoth Enamorando, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 30, 2022 (date of document).

Affiant Signature

August 30, 2022
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025