Karen Johnson Davidson County
Batch# 919608 DEEDWARR
09/21/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220921-0104972

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 20 day of September, 2022.

Notary Public
My commission expires: 10/2/2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MICHELLE CRAWFORD MY COMM. EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashley Santos	**Legacy Home Loans, LLC DBA**	**161050A01900CO**
718 Ashlawn Place	**4004 HILLSBORO PIKE SUITE 216B**	
Nashville, TN 37211	**NASHVILLE, TN 37215**	

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 ACKNOWLEDGE, WE,

Ada Fernandez and Carlos G. Fernandez, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Santos, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as Unit No. A-18 of Ashlawn Place Condominiums, a Condominium, a Horizontal Property Regime, located on Ashlawn Place, Nashville, TN., as shown on the plat of Ashlawn Place Condominiums, Condominium apartments, recorded as Exhibit to the Master Deed of record in Book 6607, Page 596 and Book 7168, Page 550, said Register's Office, and described in the Master Deed recorded in Book 6607, Page 596 and Book 7168, Page 550, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ashlawn Place Condominiums, Condominium Apartments contained in the Master Deed of record in Book 6607, Page 596 and Book 7168, Page 550, and By-Laws appended thereto, Register's Office for Davidson County, TN., are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ada Fernandez and Carlos G. Fernandez, wife and husband, by Warranty Deed from Megan Hoeksema, an unmarried woman, and Lydia Henderson, an unmarried woman, dated May 2, 2022, of record in Instrument No. 20220512-0054716, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Megan Hoeksema, an unmarried woman, and Lydia Henderson, an unmarried woman, by Warranty Deed from Robert Brewer, dated November 26, 2018, of record in Instrument No. 20181128-0115990, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 718 Ashlawn Place, Nashville, TN 37211.

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 in 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.

_____ Date: 9/16/22
Ada Fernandez

_____ Date: _____
Carlos G. Fernandez

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Personally appeared before me, a Notary Public of said County and State, Ada Fernandez and Carlos G. Fernandez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of SEPTEMBER, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

EILEEN VICTORIA DIAZ
Notary Public - State of Florida
Commission # GG 979833
My Comm. Expires May 9, 2024
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/16/2022 (date of document).

Jennifer Russell
Affiant Signature

9/21/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

