THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF RUTHERFORD
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5253-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 331,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2022. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Karen Johnson Davidson County
Batch# 924008 DEEDWARR
09/30/2022 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20220930-0108331

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonia Ramirez	**New Owner**	
300 Chimney Hill		142-08-0B-092.00-CO
Nashville, TN 37221		
(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, **Christy Ann Watkins, Heir and Beneficiaries of Jennifer M. Appelt, deceased**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonia Ramirez, unmarried**

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

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 92 of Coronada, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, Phase IV, as shown on the Plan erroneously entitled "Phase IV, Coronada Town Home Condominiums," of record in Book 5200, page 217, in the Register's Office for Davidson County, Tennessee, and as established by the "Master Deed Establishing a Horizontal Property Regime of Coronada, a Condominium," of record at Book 4901, page 679, as amended at Book 5522, page 675, and Book 5869, page 269, in said register's office, to which source reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jennifer M. Appelt from Darryl Hill and spouse, Martha Hill by Warranty Deed dated November 12, 2013 and recorded on November 12, 2013 in Instrument No. 20131113-0117385, Register's Office for Davidson County, Tennessee. The said Jennifer M. Appelt having since died unmarried on or about April 1, 2022. Her Will being of record in the Chancery County of Davidson County, Tennessee under Case No. 22P753. Said Will devised all her property to her daughter, Christy Ann Watkins.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **300 Chimney Hill, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 28 day of SEPTEMBER, 2022.

Christy Ann Watkins

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within namedChristy Ann Watkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of September, 2022.

My Commission expires: 6.9.24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, **Doné Oglesby**, 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 **September 28,2022**.

Date

Affiant Signature

09/30/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **30th** day of **September**, 20**22**.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: Date

Notary's Seal (if on paper)