Karen Johnson Davidson County
Batch# 936801 DEEDWARR
11/02/2022 09:30:58 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20221102-0118195

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
~~from information furnished by the parties~~

ADDRESS NEW OWNER:
Saul Abarca Y. Abarca
3030 Ned Shelton Road, #224
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CMG Mortgage
3160 Crow Canyon Rd #400
San Ramon, CA 94583

MAP & PARCEL NO:
135080B049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Margaret T. Williams Hall, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Saul Abarca Y Abarca, unmarried,** hereinafter called the "GRANTEE", his 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, being **Unit 224 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements,** as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in Instrument No. 20040210-0016203, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to Margaret T. Williams, a single woman, by Warranty Deed dated June 24, 2019 from GP Luxury, LLC, a Tennessee limited liability company, appearing of record in Instrument No. 20190625-0061078, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **3030 Ned Shelton Road, #224, Nashville, Tennessee 37217.**

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, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-ELAM-22-3030-224

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.

Eric A. Hall, the husband of Margaret T. Williams Hall, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS my hand this the **28th** day of **October, 2022**.

X Margaret T. Williams Hall
Margaret T. Williams Hall

X Eric A Hall
Eric A. Hall

STATE OF MARYLAND
COUNTY OF St. Mary's

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margaret T. Williams Hall and Eric A. Hall,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained, on the Warranty Deed. OL

WITNESS my hand and official seal this 28th day of October, 2022.

DARLENE LANCASTER
Notary Public
State of Maryland
Charles County
My commission exp. December 11, 2023

NOTARY PUBLIC

My Commission Expires: 12/11/2023

#3000912715
5063 Black Chaw Street
Indian Head, MD 20640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

AFFIANT

Subscribed and sworn to before me on this 28 day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 2/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2024

File No. 22107155