(Return to:)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-13658-BW

Karen Johnson Davidson County
Batch# 946975 DEEDWARR
12/02/2022 09:59:40 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20221202-0126178

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Lopez Camarena and Joanna Amber Cruz	Fernando Lopez Camarena and Joanna Amber Cruz	
441 Harding Place Unit No. A2	112 Josie Drive	147-03-0A-002.00-CO
Nashville, TN 37211	Pleasant View, TN 37146	
(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, WE, **Patrick Lowry, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fernando Lopez Camarena and Joanna Amber Cruz, husband and wife**

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, being Unit No. A-2 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Book 5200, Page(s) 571 and 572, inclusive, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Barry Hatcher and Jackie Hatcher, tenants in common with rights of survivorship by Warranty Deed from Harding Place condominium Association, Inc of record in Instrument No. 20080930-0099087 Register's Office for Davidson County, Tennessee, dated September 26, 2008 and recorded on September 30, 2008. Jackie Hatcher having since died on December 23, 2009, leaving Barry Hatcher as surviving tenant and sole owner of said land.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Barry Hatcher of record in Instrument No. 20220422-0046554 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 22, 2022.

Being the same property conveyed to Patrick Lowry by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220505-0052238 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on May 05, 2022.

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 **441 Harding Place Unit No. A2, 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 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 our hands this the 30 day of November, 2022.

Patrick Lowry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick Lowry,** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of November, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY