This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19327-RR

Karen Johnson Davidson County
Batch# 950902 DEEDWARR
12/13/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20221213-0129281

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Subscribed and sworn to before me, this the 7th day of December, 2022.

Notary Public
My Commission Expires: 7-7-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sharon Anderson 1125 Nashboro Boulevard Nashville, TN 37217	New Owner	135 12 0D 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Louis G. Santiago, JR and Melissa Santiago, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sharon Anderson**, hereinafter called the Grantees, her 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. 125 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such units.

Being the same property conveyed to Louis G. Santiago, Jr and Wife, Melissa Santiago, by Warranty Deed from Clubhouse Trails, a joint venture composed of Fischer & Ford Group, LLC and Houston Investments, Inc., of record in Instrument No. 20060726-0090324, in the Register's Office of Davidson County, Tennessee, dated July 24, 2006 and recorded on July 26, 2006.

This is improved property located at: **1125 Nashboro Boulevard, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 7th day of December, 2022.

GRANTORS:

Louis G. Santiago, Jr

Melissa Santiago

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pinellas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Louis G. Santiago, JR and Melissa Santiago, the within named 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of December, 2022.

NOTARY PUBLIC

JACK FLETCHER
Notary Public, State of Florida
Commission# HH 251386
My comm. expires June 20, 2026

Notary Public
My Commission expires: 6/20/2026

202212130129281

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 12/7/22 (date of document).

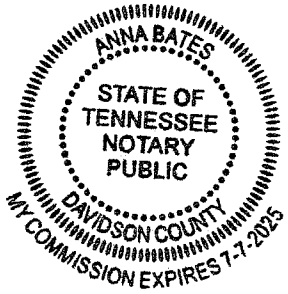
Affiant Signature

12/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th of December, 2022.

(SEAL)



Anna Bates
Notary's Signature
My Commission Expires: