Karen Johnson Davidson County
Batch# 958866 DEEDWARR
01/06/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20230106-0001379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF MONROE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-26
(AFFIX SEAL)

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0799

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Menjivar and Crisia Reyes	New Owner	Map: 108120A05400CO
(NAME) 3309 Quail View Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($155,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DARWIN L. ANDERTON AND MICHELLE A. ANDERTON, HUSBAND AND WIFE,

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

DAVID MENJIVAR AND CRISIA REYES, HUSBAND AND WIFE,

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

Land in Davidson County, Tennessee and being Lot 44, Unit 18 on the Plan of the Revision of Lots 38-45 and 80 Quail Valley, Section Four, Phase VII on the Condominium site plan of record in Plat Book 5200, Page 522 and 523, as revised in Book 6900, Page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot. Said lot was removed from the provisions of said Plat in Book 6900, Page 815, but reinstated by resolution of record in Book 11401, Page 410, and by Quitclaim Deed in Book 11401, Page 420, said Register's Office. Subject to the Master Deed according to the Tennessee Horizontal Property Act as set out in Section 64-2701, et-sec, of the Tennessee code annotated establishing Quail Valley Section 4, Phase 7, of record in Book 6058, Page 828, said Register's Office.

Being the same property conveyed to Darwin L. Anderton and Michelle A. Anderton, husband and wife, by deed from Donald R. Moore and Brenda P. Moore, husband and wife, of record in Instrument No. 20151022-0107719, dated October 13, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 522 and 523, said Register's Office.

Charter for Homeowners Association of record in Book 6371, Page 105, amended in Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee.

Resolution of record in Book 7716, Page 824 and Book 11401, Page 410, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Homeowners Association of record in Book 5854, Page 939, Book 5869, Page 110, Book 5937, Page 475, Book 5937, Page 477, Book 6002, Page 537, Book 6002, Page 539, Book

6002, Page 547, Book 6181, Page 154 and Book 11401, Page 422, in the Register's Office for Davidson County, Tennessee.

Restriction contained in deed of record in Book 4800, Page 254, in the Register's Office for Davidson County, Tennessee.

All matters of record in Plat Book 5200, Page 521 and Plat Book 6900, Page 815, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5753, Page 562, amended in Book 5955, Page 703 and Book 6003, Page 212, Book 5851, Page 779, amended in Book 5857, Page 371, Book 5857, Page 372, re-recorded in Book 5857, Page 502, Book 5869, Page 814, Book 5884, Page 534, Book 5903, Page 149, Book 5931, Page 508, Book 5970, Page 828, Book 6058, Page 828, Book 6081, Page 130, Book 9082, Page 873, Book 5851, Page 793, amended in Book 5857, Page 373 and Book 5884, Page 566, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3309 Quail View Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of January, 2023.

Darwin L. Anderton

Michelle A. Anderton

STATE OF FLORIDA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darwin L. Anderton and Michelle A. Anderton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of January, 2023.

My Commission Expires:
6/16/2024

Notary Public

DAWN NOLAN
Notary Public - State of Florida
Commission # HH 002974
My Comm. Expires Jun 16, 2024
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robin Caleski *(custodian's name)*, 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 1-5-23 *(date of document)*.

Robin Caleski
Custodian's Signature

1-5-23
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 5th day of January, 2023.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26