WARRANTY DEED

Karen Johnson Davidson County
Batch# 968770 DEEDWARR
02/08/2023 10:35:21 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50

20230208-0009156

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

MST 2023-0015

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Michelle Williams	Same as new owner	160-15-0D-010.00CO
(NAME)	(NAME)	
311 Seven Springs Way #302		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Michael Scott Quesada and Karen Renee Quesada, Trustees of the Quesada Living Trust UAD November 9, 2021,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Michelle Williams, an unmarried woman,** 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. 10, St. Martin Square at Seven Springs Condominiums, Phase I, filed as exhibit to and established under Master Deed of record in Instrument No. 20060310-0028319, as corrected in Instrument No. 20080730-0077840, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Michael Scott Quesada and Karen Renee Quesada, Trustees of the Quesada Living Trust by Quitclaim Deed from Michael S. Quesada and Karen Quesada, husband and wife of record in Instrument No. 20220303-0024633 Register's Office for Davidson County, Tennessee, dated November 09, 2021 and recorded on March 03, 2022.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, constitute a lien against said property but are not yet due and payable. All matters shown on the Plan of record in Book 4460, Page 186, Instrument No. 20000713-0069320 and Instrument No. 20000122-0125520, Register's Office for Davidson County, Tennessee. Boundary Plat of record in Instrument No. 20060222-0020470, in the Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements,

rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of St. Martin Square at Seven Springs Condominiums of record in Instrument Number 20060310-0028319, supplemented in Instrument No. 20061109-0139692 , corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4611, Page 682 and Instrument No. 20000713-0069415 as amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 as ratified in Instrument No. 20011024-0116171 and further amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 4611, Page 682, amended and restated in Instrument No. 19991230-0308948, in the Register's Office for Davidson County, Tennessee. Charter of Seven Springs Neighborhood Association, Inc. of record in Instrument No. 20040520-0059668, Instrument No. 20010726-0079648 and Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee. Charter of HOA of record in Book 4611, Page 674, in the Register's Office for Davidson County, Tennessee. Declaration of Easement of record in Instrument Number 20010803-0082968, in the Register's Office for Davidson County, Tennessee. Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 20040816-0098712, the Register's Office for Davidson County, Tennessee. Stormwater Facilities and Systems of record in Instrument Number 20150309-0019801, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20050708-0078801, in the Register's Office for Davidson County, Tennessee. Easement and Maintenance Agreement of record in Instrument Number 20000825-0084250, in the Register's Office for Davidson County, Tennessee. Easement(s) of record in Instrument Number 20000803-0077278, in the Register's Office for Davidson County, Tennessee.

This property, known as 311 Seven Springs Way #302, Brentwood, TN 37027

(House Number) (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 my/our hand(s) this 02 DAY OF February, 2023.

The Quesada Living Trust UAD November 9, 2021

BY: _____
Michael Scott Quesada, Trustee

BY: _____
Karen Renee Quesada, Trustee

State of Tennessee
County of Williamson

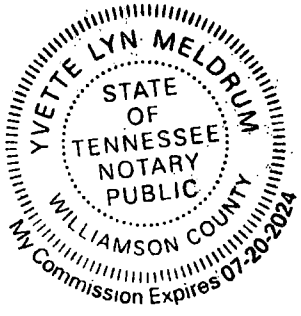
Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michael Scott Quesada and Karen Renee Quesada, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of The Quesada Living Trust UAD November 9, 2021, the within named bargainor as Trust, and Michael Scott Quesada and Karen Renee Quesada, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 2nd day of Feb, 2023.

_____
Notary Public

My Commission Expires: 7-20-2024

(SEAL)



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-311