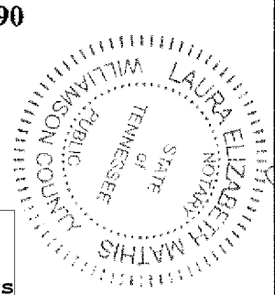
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230243590**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Ken Williamson The actual consideration or value, whichever is greater, for this transfer is: $469,000.00. Affiant Subscribed and sworn to before me, this 16th day of March, 2023. Notary Public My Commission Expires: 3-28-26



Karen Johnson Davidson County
Batch# 981779 DEEDWARR
03/17/2023 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20230317-0019355

WARRANTY DEED

Address New Owner: James E Kropp 2600 Hillsboro Pike #251 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0H-251.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward J Velazquez and Lisa A Velazquez, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **James E Kropp, a single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 251 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, and as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to which said Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Edward J. Velazquez and Lisa A. Velazquez, husband and wife by Warranty deed from Kelly Donley Desseyn (f/k/a Kelly K. Donley), married, by and through Brannon Joshua Desseyn, as Attorney-in-Fact by virtue of Power-of-Attorney recorded in Instrument No. 20191204-0125187 in the Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20191204-0125188 in the aforesaid Register's Office, dated November 26, 2019 and recorded on December 04, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Quitclaim Deed for open space of record in Instrument Number 20070919-0111937 and Scriveners Affidavit of record as Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20040312-0028775 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument Number 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20200310-0026753, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2600 Hillsboro Pike #251 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 16th day of March, 2023.

Edward J. Velazquez
Edward J Velazquez

Lisa A. Velazquez
Lisa A Velazquez

STATE OF New York)
COUNTY OF Richmond)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward J Velazquez and Lisa A Velazquez, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2023.

Notary Public
My Commission Expires: 07/18/2026

KEISHA BROCKINGTON
Notary Public - State of New York
NO. 01BR6436736
Qualified in Richmond County
My Commission Expires Jul 18, 2026

Certificate of Authenticity

I, Jameika Jones, 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 3/15/2023.

Date

Jameika Jones
Affiant Signature

03/17/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of March, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)