Karen Johnson Davidson County
Batch# 993278 DEEDWARR
04/18/2023 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230418-0028617

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

DM-BR-23-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Spencer Wallis and Adriane Leon Suarez	**Spencer Wallis and Adriane Leon Suarez**	
(NAME) **314 Chimney Hill**	(NAME) **5005 Islands Court**	**142 08 0B 099.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Spring Hill, TN 37174**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN L. MORRISON AND MARTHA A. MORRISON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER WALLIS AND ADRIANE LEON SUAREZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 99 of Phase IV, Coronada Town Home Condominiums, A horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plat of Record in Book 5200, Page 217, Master Deed of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jonathan L. Morrison and Martha A. Morrison, husband and wife, by Warranty Deed from Craig Helmreich and Jeanne Helmreich, husband and wife, of record in Instrument No. 20210413-0049278, in the Register's Office of Davidson County, Tennessee, dated April 08, 2021 and recorded on April 13, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase IV, Coronada Town Home Condominiums, as recorded in Book 5200, Page 217.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase IV, Coronada Town Home Condominiums, of record in Book 4901, Page 679, as amended by instrument(s) of record in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269; also subject to easements, rights and interests 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 building thereon.
- Easement for Sanitary Sewer, recorded in Book 4788, Page 761, Book 4816, Page 965 and Book 4816, Page 968.
- Easement for Ingress/Egress and Utility Access, recorded in Book 9045, Page 954 and Book 10237, Page 775.
- Maintenance Agreement as set forth in instrument recorded in Book 11035, Page 239.
- Counterpart Repurchase Option Agreement as set forth in instrument recorded in Book 5587, Page 147.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **314 Chimney Hill, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 13 DAY OF APRIL, 2023.

Jonathan L. Morrison

Martha A. Morrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kimberly Hollingshead, 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 04/13/2023.

Kimberly Hollingshead, Esq.

04/18/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of April, 2023.

Notary Signature

My Commission Expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON