39B

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED THIRTY FIVE THOUSAND AND 00/100 (635,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF APRIL, 2023. Notary Public MY COMMISSION EXPIRES: 7/6/24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 994134 DEEDWARR
04/19/2023 01:34:21 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50

20230419-0028861

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Nicolas Lopez-Hisijos and Irene Lulo (NAME)	FIRST HORIZON BANK	**084 05 0B 006.00**
3101 Morning Stroll Drive **Nashville, TN 37206** (ADDRESS)	145 MADISON AVE MEMPHIS, TN 38103	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17th day of April, 2023, the undersigned, **JON SUMMER WILSON AND ANDREA LEIGH CLONINGER WILSON, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NICOLAS LOPEZ-HISIJOS,AND IRENE LULO, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3101 MORNING STROLL DRIVE, NASHVILLE, TN 37206** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of East Greenway Park, A Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as Amended in Instrument Nos. 20161020-0110945, 20230123-0005073 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jon Sumner Wilson and Andrea Leigh Cloninger Wilson, husband and wife, by Warranty Deed from East Greenway Park, LLC, a Tennessee limited liability company, of record in Instrument No. 20170918-0094911, in the Register's Office of Davidson County, Tennessee, dated September 14, 2017 and recorded on September 18, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of April, 2023.

GRANTOR: Jon Summer Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jon Summer Wilson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of April, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Andrea Leigh Cloninger Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Andrea Leigh Cloninger Wilson,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of April, 2023.

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Notary Public My Commission Expires 11/06/2024