Karen Johnson Davidson County
Batch# 994742 DEEDWARR
04/21/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230421-0029449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2025
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-PA-1540-404

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adene Denise Blocker	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
1540 Lebanon Pike, Unit 404	**1036 Stearman Drive, Ste 6**	**094 12 0A 404.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**White House, TN 37188**	
(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, **DALLAS LATOS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADENE DENISE BLOCKER, AN UNMARRIED WOMAN,** 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 certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 404 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599 and Declaration recorded in Instrument No's. 20211215-0165600 and 20211215-0165601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being a part of the same property conveyed to Ontario Partners, Inc., a Tennessee corporation, by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership, of record in Instrument No. 20210315-0033883, in the Register's Office of Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021.

Further being the same property conveyed to Paul D. Jolley, and Dallas Latos, by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation, of record in Instrument No. 20220916-0103693, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022 and recorded on September 16, 2022.

Further being the same property conveyed to Dallas Latos, by Quitclaim Deed from Paul D. Jolley, of record in Instrument No. 20220916-0103694, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022 and recorded on September 16, 2022.

This conveyance is subject to:

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Hills Industrial Park, as recorded in Instrument No. 20141124-0108053.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Ontario Condominium of record in Instrument No. 20211215-0165599, and Declaration recorded in Instrument No. 20211215-0165600 and Instrument No. 20211215-0165601; 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.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160309-0022452 and Instrument No. 20200923-0108889.

*Easement for Public Street Right of Way, recorded in Instrument No. 20210412-0048014.

*Easement for Right of Way, recorded in Instrument No. 20211109-0149231.

*Letter of Responsibility recorded in Instrument No. 20210608-0076795.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1540 Lebanon Pike, Unit 404, Nashville, TN 37210**.

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 20th day of April, 2023.

Dallas Latos By Loy Carney, Attorney In Fact
Dallas Latos by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Dallas Latos and acknowledged that he executed the same as the free act and deed of the said Dallas Latos.

Witness my hand, at office, this 20th day of April, 2023.

Notary Signature
My commission expires: 8-20-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 20th day of April, 2023.

Affiant Signature
Date 04/20/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

