3AB

WARRANTY DEED

Karen Johnson Davidson County
Batch# 996430 DEEDWARR
04/26/2023 01 36 02 PM 3 pgs
Fees $18 00 Taxes $1,313 50

20230426-0030729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $355,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 7/6/24
(AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Alvaro Hernandez Feris	NBKC BANK	Parcel ID 161 15 0B 074 00
(NAME)	(NAME)	
3531 Steffisburg Dr	8320 WARD PARKWAY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	KANSAS CITY, MO 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alston Thurman, an unmarried man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alvaro Hernandez Feris, an unmarried man,** 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 237 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq , as amended, Tennessee Code Annotated, as established by Master Deed of Rosemonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No 20051117-0138877, and First Amendment to Master Deed of Rosemonte Townhomes, of record in Instrument No 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office Reference is hereby made to the plan of Rosemonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Rosemonte Phase 2 Horizontal Property Regime including all interests in and to the Common Elements

contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein

And together with the limited common elements known as Rosemonte Phase 2 contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein

Being the same property conveyed to Alston Thurman from Andrew C Dunn, an unmarried man by Warranty Deed dated July 12, 2019 and recorded on July 18, 2019 in Instrument No 20190718-0070472, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 3531 Steffisburg Dr, Nashville, TN 37211

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 our hands this 25th day of April, 2023

Alston Thurman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Alston Thurman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th day of April, 2023

Notary Public

My Commission Expires 31724

(SEAL)

