Karen Johnson Davidson County
Batch# 1005527 DEEDWARR
05/19/2023 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $488.40
20230519-0037723

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $132,000.00 Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My commission expires: 3.17.2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kaio Constantino	**New Owner**	**133-15-0A-013-00CO**
721 Brushy Ridge Dr		
Lavergne, TN 37086		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Camilo Padilla Cubillos, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaio Constantino

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. C-1, together with the appurtenant interest in the common elements of Pagoda Condominiums, and subject to a horizontal property regime established by Master Deed, of record in Book 6111, Page 22, amended in Book 10458, Page 936, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed. Reference is hereby made to the Plat of Pagoda Condominiums set forth in Exhibit "A-2", of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Camilo Padilla Cubillos, married, by Warranty Deed from Celista Hammond, unmarried, dated January 4, 2016, of record in Instrument No. 20160106-0001400, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. Master Deed of record in Book 6111, Page 22, amended in Book 9445, Page 492, Book 9922, Page 495, Book 10458, Page 936, Appointment of Successor Trustee in Instrument No. 20001115-0113374 and Appointment of Successor Trustee in Instrument No. 20130111-0003790, Register's Office for Davidson County, Tennessee. By Laws of record in Book 6111, Page 64, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131209-0124879, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6548, Page 125 and Book 8870, Page 923, in the Register's Office for Davidson County, Tennessee. Land Use Restriction Agreement of record in Book 8395, Page 947, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 320 Welch Road, C-1, 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 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 my/our hand(s) this 19th day of May, 2023.

Camilo Padilla Cubillos

Maria Cristina Moreno

*Maria Cristina Moreno, spouse of Camilo Padilla Cubillos, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Camilo Padilla Cubillos and wife, Maria Cristina Moreno,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2023.

Debra S. Turner
Notary Signature
My commission expires: 8.3.26

File #: **23-195**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

DEBRA S. TURNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6011220
Qualified in Queens County
Commission Expires August 3, 2026

Certificate of Authenticity

I, Alicia Hamilton, 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 5/19/23.

Date

Affiant Signature

5/20/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of May, 2023.

Notary's Signature

My Commission Expires: 3.17.2024

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024