Karen Johnson Davidson County
Batch# 1009912 DEEDWARR
06/01/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230601-0041350

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1829

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
GB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of May, 2023

Julie Bailey
Notary Public

Commission Expires: 9-2-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Catalina Cely Pulido 400 Herron Drive Unit 320 Nashville, TN 37210	FirstBank 722 Columbia Avenue Franklin, TN 37064	105-12-0B-060.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jeffrey A. Randall, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catalina Cely Pulido, an unmarried woman,

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 320 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Registers Office. are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jeffrey A. Randall, a single man by Warranty deed from Mark D. Delelys and Steven J. Tucker, married of record in Instrument No. 20210422-0053998 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 22, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 400 Herron Drive Unit 320, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 30th day of May, 2023.

Jeffrey A. Randall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2023, before me personally appeared Jeffrey A. Randall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2023.

Notary Signature
My commission expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 June 1, 2023 (date of document).

Affiant Signature

June 1, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023