Karen Johnson Davidson County
Batch# 1016018 DEEDWARR
06/16/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230616-0046110

Name and Address of New Owner:
Matthew Adrian Buendia
3102 West End Circle, 304
Nashville, TN 37203

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
CrossCountry Mortgage, LLC,
2160 Superior Avenue
Cleveland, OH 44114

Map & Parcel(s):
104 02 4A 304.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Henry Walton and Beryl A. Walton, Trustees of The John Henry Walton and Beryl A. Walton Family Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Matthew Adrian Buendia, a single man**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 304 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended in Instrument Nos. 20150729-0074422; 20160415-0036024 and 20170203-0011874 and as supplemented in Instrument No. 20060419-0044895 as further amended in Instrument No. 20061018-0129536 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit No. 203 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to John Henry Walton and wife, Beryl A. Walton, Trustees of The John Henry Walton and Beryl A. Walton Family Trust, by Warranty Deed from C3 Holdings, LLC, an Alabama limited liability company, of record in Instrument No. 20100709-0053818, in the Register's Office of Davidson County, Tennessee, dated July 07, 2010 and recorded on July 09, 2010.

This conveyance is 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 property known as: 3102 West End Circle, 304, Nashville, TN 37203

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, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 hand this 12 day of June, 2023.

John Henry Walton

John Henry Walton, Trustee of The John Henry Walton and Beryl A. Walton Family Trust

Beryl A. Walton

Beryl A. Walton, Trustee of The John Henry Walton and Beryl A. Walton Family Trust

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12 day of June, 2023, before me personally appeared John Henry Walton and Beryl A. Walton, Trustees of the John Henry Walton and Beryl A. Walton Family Trust, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 12 day of June, 2023.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,000.00.

Affiant Signature

Subscribed and sown to before me, this the 12 day of June, 2023.

Notary Public
My Commission Expires: 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, John Parker, 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 6/12/23.

Date

Affiant Signature

6/13/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of June, 2023.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

