Karen Johnson Davidson County
Batch# 1019827 DEEDWARR
06/27/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20230627-0049036

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DM-CR-23-210-40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2023.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maybelline Zuniga Perez	Modern Mortgage Lending	
(NAME)	(NAME)	**142 04 0A 040.00**
210 Old Hickory Blvd #40	30070 Temecula Pkwy Ste. 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Temecula, CA 92592	
(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, **ROBERT S. CROCKER AND RACHAEL WALDECK CROCKER, A TENANTS BY THE ENTIRETY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAYBELLINE ZUNIGA PEREZ, A SINGLE 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:

Certain real property situated in Davidson County, Tennessee, and described as follows, to -wit:

Being Unit 40, on the plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, which is of record in Book 5200, Page 167, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Robert S. Crocker and wife, Rachael Waldeck Crocker, as tenants by the entirety, by Quit Claim Deed from Robert S. Crocker, of record in Instrument No. 20201001-0113109, in the Register's Office of Davidson County, Tennessee, dated September 21, 2020 and recorded on October 01, 2020.

Being the same property conveyed to Robert S Crocker, a married man, by Warranty Deed from Catherine Myers Kerr, of record in Instrument No. 20160805-0081252, in the Register's Office of Davidson County, Tennessee, dated August 03, 2016 and recorded on August 05, 2016.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Forest Condominium Apartments, as recorded in Plat Book 5200, Page(s) 167.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Forest Condominium of record in Book 5438, Page 699, as amended by instrument(s) of record in Book 6082, Page 866; Notice of Appointment of Successor Trustee recorded in Book 6896, Page 144; Appointment of a Substitute Trustee recorded in Book 7886, Page 939 and Instrument No. 20090819-0078072; and further amended in Instrument No. 20020321-0034877; 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.
- Easement for Sanitary Sewer, recorded in Book 5074, Page 945.
- Easement for Drainage Facility, recorded in Book 7957, Page 145.
- Easement for Public Utilities, recorded in Book 8019, Page 126.
- Easement for Sewer Line, recorded in Book 8248, Page 214.
- Easement for Right of Way, recorded in Instrument No. 20000915-0091869.
- Easement for Driveway and Utility, recorded in Instrument No. 20130708-0070348.
- Belle Forest Leasing Rules recorded in Instrument No. 20120125-0006973 and Instrument No.

20150618-0058446.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Old Hickory Blvd #40, Nashville, Tennessee 37221**.

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 23 DAY OF JUNE, 2023.

Robert S. Crocker

Rachael Waldeck Crocker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT S. CROCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHAEL WALDECK CROCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 27, 2023 (date of document).

Affiant Signature

June 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th 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