BOX #14

G#36845-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032385 DEEDWARR
07/31/2023 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20230731-0058744

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$499,900.00.**

Daniel Sergio Ramon
Affiant

Subscribed and sworn to before me, this the 28th day of July, 2023.

Notary Public
My commission expires: 12/16/24
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Sergio Ramon and Griselda Rut Borthiry	**CMG Mortgage, Inc. DBA CMG Financial**	**131 05 0 C 342 00 CO**
342 Ardsley Place	**3160 Crow Canyon Road, Ste 400**	
Nashville, TN 37215	**San Ramon, CA 94583-1382**	

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

Janet Hensley Shipley, Trustee of The Janet Hensley Shipley Living Trust U/A/D August 27, 2003, Amended & Restated May 2, 2014

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

Daniel Sergio Ramon and Griselda Rut Borthiry, husband and wife

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 342, as specified on the Plat shown in the Master Deed, on the Plan of The Hillsborough Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed Establishing Horizontal Property Regime of The Hillsborough Condominiums, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Hillsborough Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 6822, Page 721, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jerry L. Shipley by Special Warranty Deed dated September 22, 1989, from First American National Bank, Nashville, Tennessee, of record in Book 7945, Page 248, Register's Office for Davidson County, Tennessee. The said Jerry Lynn Shipley died testate January 10, 1995, leaving a Last Will and Testament, which was admitted to probate under Case No. 95P236 in Probate Court for Davidson County, Tennessee. Pursuant to said Will, the property was devised to his wife, Janet Shipley. The estate of Jerry L. Shipley, acting by and through the executor of the estate, Janet Shipley, having conveyed said property to Janet Hensley Shipley by Quitclaim Deed dated April 10, 1995, of record in Book 9643, Page 239, said Register's Office. And further being part of the same property conveyed to Janet Hensley Shipley, Trustee of The Janet Hensley Shipley Living Trust, established by the Revocable Trust Agreement of Janet Hensley Shipley, dated August 27, 2003, by Warranty Deed dated December 11, 2003, from Janet Hensley Shipley, of record in Instrument No. 20031231-0184989, and being all of the same property conveyed by Warranty

Deed dated May 2, 2014, from Janet Hensley Shipley, of record in Instrument No. 20140507-0038767, in the Register's Office of Davidson County, Tennessee.

THE said Janet Shipley and Janet Hensley Shipley being one and the same person.

THE conveyance of the above described property is subject to the following: 1) All matters on the Plan as shown on Exhibit "B" to the Master Deed of record in Book 6822, Page 721, Register's Office of Davidson County, Tennessee; 2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4161, Page 814, and Book 6229, Page 484, said Register's Office; 3) Restrictive Covenants contained in instrument of record in Book 6674, Page 583, said Register's Office; 4) Master Deed of The Hillsborough Condominiums, of record in Book 6822, Page 721, said Register's Office, and By-Laws appended thereto; 5) Perpetual Easement for highway purposes in Book 4377, Page 710, and Book 4403, Page 627, said Register's Office; 6) Storm Water Detention Agreement of record in Book 6702, Page 330, said Register's Office; 7) Charter Amendment of the Association of Owners of the Hillsborough Condominiums, of record in Book 7925, Page 64, and Book 8350, Page 426, said Register's Office; 8) All matters as shown on the boundary Plat of record in Plat Book 6250, Page 699, said Register's Office; and, 9) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **342 Ardsley Place, Nashville, TN 37215**.

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 **28th** day of **July, 2023.**

Janet Hensley Shipley, Trustee
of The Janet Hensley Shipley Living Trust U/A/D August 27, 2003,
Amended & Restated May 2, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Janet Hensley Shipley, Trustee of The Janet Hensley Shipley Living Trust U/A/D August 27, 2003, Amended & Restated May 2, 2014,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **July, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY