This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $245,000.00.

Affiant

Subscribed and sworn before me this the 31 day of July, 2023.

Notary Public
My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 1032843 DEEDWARR
08/01/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20230801-0059107

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dustin Wallin	Cardinal Financial Company, Limited Partnership	086-06-0A 528.00 CO
528 Chandler Pl.	3701 Arco Corporate Drive Ste. 200	
Hermitage, TN 37076	Charlotte, NC 28273	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONNA ROMERO FLORES, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DUSTIN WALLIN AND MARILU WALLIN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 528, of Steepleshase Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Steeplechse Condominium of record in Book 6816, page 483, as amended in Book 7390, page 1, as amended in Instrument No. 20051216-0151253, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all casements, rights, and interest in favor or 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 beuldings thereof: said nit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Donna Romero Flores, unmarried, by deed dated 12/12/2022 from John Frausto and Jill J. Frausto, husband and wife, of record in Instrument No. 20221213-0129242, said Register's Office.

Also being the same property conveyed to John Frausto and Jill J. Frausto, husband and wife, by deed dated 06/19/2015 from Kristy S. Greer fka Kristy A. Satterfield, married, and David E. Greer of record in Instrument No. 20150625-0061229, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 528 Chandler Pl., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of July, 2023.

Donna Romero Flores

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Romero Flores, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 7/28/2023 (date of document).

Affiant Signature

7/31/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

