Karen Johnson Davidson County
Batch# 1037638 DEEDWARR
08/11/2023 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20230811-0062658

ANDREW BARRINGTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214044915
MY COMMISSION EXPIRES NOV 15, 2025

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2023.

Notary Public

My commission expires: 11-15-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lionel Marmolejo, III	Capstar Bank	**162-09-0A-030.00-CO**
5510 Country Drive #30	2002 Richard Jones Rd, Ste A300	
Nashville, TN 37211	Nashville, TN 37215-2866	

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, I,

James N. Wallner and wife, Meredith L. Wallner

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lionel Marmolejo, III, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 30 Building No. 5, of Hickory Valley Condominiums, Phase 2, a Horizontal Property Regime 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 Hickory Valley Condominiums, Phase 2 of record in Book 4659, Page 32, amended in Book 4937, Page 429 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 easements, rights, and interest 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 buildings thereof; said Unit being depicted on the Site Plan for Hickory Valley Condominiums, Phase 2 of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James N. Wallner and wife, Meredith L. Wallner by Warranty deed from William E. Conn, unmarried of record in Instrument No. 20141009-0093727 Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 09, 2014.

This is improved property known as **5510 Country Drive #30, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of August, 2023.

James N. Wallner

Meredith L. Wallner

STATE OF Colorado
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James N. Wallner and Meredith L. Wallner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of August, 2023.

Notary Public
My Commission Expires: 11-15-2025

Lenders Title Company File No. 23-000191-626

ANDREW BARRINGTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214044915
MY COMMISSION EXPIRES NOV 15, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 11th day of August 2023.

Robert L. Scruggs, Affiant — 8/11/2023 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 11th day of August, 2023.

Notary's Signature

My Commission Expires: 9/3/2025

