WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048477 DEEDWARR
09/11/2023 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20230911-0071065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New owner	MAP/PARCEL NUMBER
Coral Ayala Martinez	1250 Cottage View Ln	
(NAME)	(NAME)	
5510 Country Drive #76	Antioch, TN 37013	162 09 0A 076.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CLARA KATHARINE CHESEBRO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORAL AYALA MARTINEZ,** Unmarried, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Townhouse No. 76, Building No. 11, in a Horizontal Property Regime, as shown on the plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is here made. This conveyance is made subject to all provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4659, Page 32, and Clarification recorded in Book 4937, Page 429, said Register's Office; the Bylaws for the administrations of the building, 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 condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment of the Tennessee Code Annotated.

Being the same property conveyed to Clara Katharine Chesebro, unmarried, by Quitclaim Deed from Clara Katharine Chesebro, unmarried, f/k/a Clara Katharine Martin, of record in Instrument No. 20170516-0048461 in the Register's Office of Davidson County, Tennessee, dated May 15, 2017 and recorded on May 16, 2017.

Being the same property conveyed to Clara Katharine Martin, unmarried, by Warranty Deed from Gail Lynn Rothwell, unmarried, of record in Book 9267, Page 824 in the Register's Office of Davidson County, Tennessee, dated February 28, 1994 and recorded on March 04, 1994.

Kevin Montgomery herein signed as Attorney in fact for Clara Katharine Chesebro. Said Power of Attorney is of record Instrument No. 202309110071064 in Registers office for Davidson County.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5510 Country Drive #76, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 8th day of September, 2023

Clara Katharine Chesebro by attorney in fact

CLARA KATHARINE CHESEBRO

BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Clara Katharine Chesebro and acknowledged that he executed the same as the free act and deed of Clara Katharine Chesebro.

Witness my hand and official seal this 8th day of September, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-20-2025

Dawn Michelle Osborne

Notary Public

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/8/2023 (date of document).

Regina Sullo
Affiant Signature

Sept 11, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 11th day of Sept, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

