THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1067586 DEEDWARR 11/02/2023 10:54:30 AM 3 pgs Fees: $18.00 Taxes: $1,443.00 20231102-0085798	STATE OF Tennessee) COUNTY OF Montgomery) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00 Affiant Subscribed and sworn to before me, this 1 day of November, 2023. Notary Public My Commission Expires: 10/16/2024

TARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Ellisa Shu Yang Hammersla 1101 Lilly Valley Way Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 102-13-0B-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIANNE SALAS F/K/A BRIANNE SHEETZ, A MARRIED WOMAN**, (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELLISA SHU YANG HAMMERSLA, A SINGLE WOMAN** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit A-1 to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brianne Sheetz, a single woman by Warranty deed from Kenneth Paul Harris, an unmarried man of record in Instrument No. 20210105-0001233 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on January 05, 2021. Grantor having since married is now known as Brianne Salas.

Nicholas Aaron Salas joins as spouse of Brianne Salas f/k/a Brianne Sheetz to convey all his right, title, claim and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

This is improved property commonly known as: **1101 Lilly Valley Way Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors,

heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of October, 2023.

Brianne Salas
BRIANNE SALAS

NICHOLAS AARON SALAS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIANNE SALAS AND NICHOLAS AARON SALAS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of October 2023.

TONY GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

T Grubbs
Notary Public
My Commission Expires: 10/4/2027

Certificate of Authenticity

I, Joshua A. Terry, 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 10/27/23.

Affiant Signature – Joshua A. Terry

11/1/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/1/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27