WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068705 **DEEDWARR**
11/06/2023 11:12:36 AM 2 pgs
Fees: $13.00 Taxes: $1,200.65

20231106-0086591

DM-ALVEARE-23-1170-15-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03-16-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sylvia Hernandez and Nestor Daniel Garcia **Nestor Raul Garcia**	**Ameris Bank and/or Secretary of Housing and Urban Development**	
(NAME) **1170 Dickerson Pike Unit 15**	(NAME) **1850 Parkway Place, Suite 400**	**033 07 0A 015.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Marietta, GA 30067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RWA DICKERSON ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SYLVIA HERNANDEZ, SINGLE, AND NESTOR DANIEL GARCIA, SINGLE AND NESTOR RAUL GARCIA, MARRIED, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BUSTOS

Land in Davidson County, Tennessee, being Unit 15, together with the appurtenant interest in the common elements of Formerly known as Dickerson Pike Townhomes, Now known as Alveare, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20220823-0094988 as Scrivener's Affidavit record in Instrument No. 20220824-0095518, amended in Instrument No. 20221227-0132597, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A1" to the aforementioned Master Deed.

Being a part of the same property conveyed to RWA Dickerson Associates, LLC, A Tennessee Limited Liability Company, by Warranty Deed from CDS Capital, LLC, Series 101, A Delaware Limited Liability Company, of record in Instrument No. 20210318-0036274, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021.

This conveyance is subject to:

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Formerly known as Dickerson Pike Townhomes, Now known as Alveare Condominium of record in Instrument No. 20220823-0094988 as Scrivener's Affidavit record in Instrument No. 20220824-0095518, as amended by instrument(s) of record in Instrument No. 20221227-0132597; also subject to easements, rights and interests 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 building thereon.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210903-0118921 and Instrument No. 20211025-0142914.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8037, Page 329.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080730-0077768.
- Easement for Ingress/Egress, recorded in Instrument No. 20150226-0016475.
- Easement for BellSouth Telecommunications, recorded in Instrument No. 20230216-0011358.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080730-0077657.
- Agreement for Dedication of Public Right-of-way as set forth in instrument recorded in Instrument No. 20220801-0087540.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1170 Dickerson Pike Unit 15, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF NOVEMBER, 2023.

RWA Dickerson Associates, LLC

BY: _____
Logan Bell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RWA DICKERSON ASSOCIATES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of November, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212