Karen Johnson Davidson County
Batch# 1069991 DEEDWARR
11/09/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,123.80
20231109-0087663

WARRANTY DEED

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $574,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/09/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4456

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Deanna Malmquist and Uziel Briseno	Same as	072-06-0W-007.00-CO
1069B East Trinity Lane	New owner	
Nashville, TN 37216		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Marinoelle Hernandez and Lauren Danielle Garrett, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Uziel Briseno and Deanna Malmquist, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 7 of East Trinity Townhomes, a Horizontal Property Regime With Private Elements, a Townhome 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 Declaration of Covenants, Conditions and Restrictions establishing East Trinity Townhomes of record in Instrument Number 20160127-0007967, amended in Instrument No. 20170419-0038555 and Instrument No. 20170515-0048179, 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 Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Marinoelle Hernandez, a married woman and Lauren Danielle Garrett, a married woman by Warranty deed from Robert Joseph Dowell, an unmarried man of record in Instrument No. 20200723-0081251 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 23, 2020. Marinoelle Hernandez and Lauren Danielle Garrett were married to each other at the time of the last conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on November 06, 2023.

Marinoelle Hernandez

Lauren Danielle Garrett

STATE OF OREGON

COUNTY OF MULTNOMAH

Personally appeared before me, a Notary Public of said County and State, Marinoelle Hernandez and Lauren Danielle Garrett, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 06, 2023.

Notary Public

My Commission Expires: 10.01.2024

OFFICIAL STAMP
JUSTIN PAUL KUENNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004492
MY COMMISSION EXPIRES OCTOBER 01, 2024

File #: 2023-4456

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Shelby Smith, 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 **11/6/23**.

Shelby Smith

Affiant Signature

11/9/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

9 day of **November**, 20**23**.

Notary's Signature

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires: _____

Notary's Seal (if on paper)