Karen Johnson Davidson County
Batch# 1084885 DEEDWARR
12/21/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $886.15
20231221-0098517

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

File #23-TC-5510-TVG

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marta Sanchez	New Owner	
(NAME)	(NAME)	**162 09 0A 089.00**
5510 Country Dr., Apt 89		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **SCOTT D. PERCY, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTA L. SANCHEZ FLORES, AN UNMARRIED WOMAN** 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:

Land in Davidson County, Tennessee, being Townhouse No. 89, Horizontal Property Regime, Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Scott D. Percy an unmarried person, by Warranty Deed from Jean B. Harrington, an unmarried person, of record in Instrument No. 20060120-0007642, in the Register's Office of Davidson County, Tennessee, dated January 19, 2006 and recorded on January 20, 2006.

This conveyance is subject to:
* 2023 Taxes, a lien now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Valley Condominiums, Phase 2, as recorded in Plat Book 4460, Page(s) 133 and Book 4300, Page 197.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hickory Valley Condominiums, Phase 2 Condominium of record in Book 5001, Page 394, as Clarified in Book 5001, Page 394 and Book 4659, Page 32, as Clarified in Book 4937, Page 429; 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.
* Easement recorded in Book 4842, Page 979; Book 5606, Page 663 and Book 7497, Page 740.
* Easement for Broadband Communications System, recorded in Instrument No. 20130517-0050050.
* Agreement as set forth in instrument recorded in Book 6290, Page 543.
* Fines recorded in Instrument No. 20140613-0051943.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5510 Country Drive, Apt 89, Nashville, TN 37211**.

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 20th day of December, 2023.

Scott D. Percy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2023, before me personally appeared Scott D. Percy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/20/2023 (date of document).

Jennifer Russell
Affiant Signature

12/21/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

