WARRANTY DEED

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

LR-SELL-24-145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1094188
01/25/2024 03:36:19 PM
Fees: $13.00 Taxes: $518.00

Davidson County
DEEDWARR
2 pgs

20240125-0005273

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Wanda Williams	**Same as New Owner**	
(NAME)	(NAME)	**042-11-0B-035.00-CO**
3804B Abbott Martin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ALEJANDRO MARTINEZ LUGO AND WIFE, MARIA ZUEHELI LEON REYES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WANDA WILLIAMS, UNMARRIED,** 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:

Real property in Davidson County, Tennessee, being Unit No. 145 on the Plan of Heritage Village condominiums, which plat is identified as Exhibit "A" in Master Deed for Heritage Village Condominiums of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989 and supplemented and amended in Book 6484, page 287, Book 9654, page 906 and Instrument No.20040804-0093767 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alejandro Martinez and wife, Maria Zueheily Leon Reyes by Quitclaim Deed from Charles Williamson of record in Instrument No. 20110504-0034101 Register's Office for Davidson County, Tennessee, dated April 06, 2011 and recorded on May 04, 2011.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4758, Page 179 amended 4808, Page 829 and Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287and Book 9654, page 906 and Instrument 20040804-0093767, Register's Office for Davidson County, Tennessee.
- Easement(s) to NES of record in Book 3573, Page 343, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Heritage Village Condominiums of record in Book 4758, page 190, and Book 6484, Page 287, and Book 9256, Page 848 and Instrument 20031229-0183195.
- Charter of Heritage Village Condominiums Homeowner's Association of record in Book 6418, page 478.
- Sanitary Sewer Easement of record in Book 4675, Page 46 and Book 5515, Page 982, in the Register's Office for Davidson County, Tennessee.
- Easement Exception of record in Book 5084, Page 580, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6979, Page 521, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **145 Heritage Trace Drive, Madison, Tennessee 37115**.

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 18th DAY OF JANUARY, 2024.

Alejandro Martinez Lugo

Maria Zueheli Leon Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEJANDRO MARTINEZ LUGO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. PATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA ZUEHELI LEON REYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. PATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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