This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,225,000.00.

Affiant

Subscribed and sworn before me this the 4 day of March, 2024.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 1107811 DEEDWARR
03/06/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20240306-0015658

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gabriela Hindy and Geremy Labrador 945 Woodmont Blvd Nashville, TN 37204	New Owner 945 Woodmont Boulevard Nashville, TN 37204	118-09-0S 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLAYTON R. WILSON AND JESSICA WILSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GABRIELA HINDY AND GEREMY LABRADOR, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit 945 of 945 Woodmont Boulevard, a Townhouse Planned Unit Development, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Protective Covenants, Conditions and Restrictions for 945 Woodmont Boulevard, a Townhouse Planned Unit Development of record in Instrument No. 20190118-0005276, in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 945 Woodmont Boulevard, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20190118-0005276, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Clayton R. Wilson, a married man, by Warranty Deed dated 09/04/2020, from Brad Whitfield, unmarried, of record in Instrument No. 20200911-0103595, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 945 Woodmont Blvd, Nashville, TN 37204.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 4th day of March, 2024.

Clayton R. Wilson

Jessica Wilson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clayton R. Wilson and Jessica Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2024.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 4th day of March, 2024.

Affiant Signature

Date 3/4/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

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