Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-119

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson
Batch # 1111016
03/14/2024 10:12:39 AM
Fees: $13.00 Taxes: $1,646.50

Davidson County
DEEDWARR
2 pgs

20240314-0017667

ADDRESS NEW OWNER:
Gregory Avina-Rodriguez, Jr.
Zoey Eloise Hamm
119 Holly Forest
Nashville, Tennessee 37221

SEND TAX BILL TO:
ROCKET MORTGAGE, LLC
1050 WOODWARD AVE
DETROIT, MI 48226-1906

MAP 142
GROUP 08 0A
PARCEL 032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cornerstone Investments, Inc., a Tennessee corporation

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Gregory Avina-Rodriguez, Jr. unmarried
And
Zoey Eloise Hamm, unmarried,
as tenants in common with rights of survivorship,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State Of Tennessee, described as follows, to-wit:

Being Unit No. 32 on the plan Of Phase 1, Coronada Town Home Condominiums, A Horizontal Property Regime Pursuant To Tennessee Horizontal Property Act, as shown on the plan of record in Plat Book 4860, Page 26, Registers Office For Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Cornerstone Investments, Inc, by Substitute Trustee's Deed from J. Phillip Jones, as Substitute Trustee for FMLS, Inc., Trustee, dated August 22, 2023 and filed of record August 28, 2023 in Instrument No. 20230828-0067062, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Coronada Townhomes & Condominiums, of record in Plat Book 4860, Page 26, said Register's Office.
3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-10 L Et Seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the by-laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions,

options, burdens, assessments, and other undertakings contained in the master deed establishing a horizontal property regime of Coronada Condominiums, Of Record In Book 4901, Page 679, And As Amended In Book 5202, Page 329, Book 5306, Page241, Book 5522, Page 675, Book 5869, Page 269, Register's Office For Davidson County, Tennessee.

4. By-Laws Of Coronada Homeowners Association, Inc. Of Record In Book 4901, Page 702, Register's Office For Davidson County, Tennessee.
5. Resolution To Waive Right Of First Refusal On Sale Of Units, As Reserved In The Bylaws Of Coronada Condominium Association Of Record In Instrument No. 20100304-0016850,Register's Office For Davidson County, Tennessee.
6. Charter Of Coronada Condominium Association, Inc. Of Record In Book 4902, Page 938, Amended In Book 6132, Page 118 And Book 7694, Page 733, Register's Office For Davidson County, Tennessee.
7. Grant Of Underground Utility Easement Of Record In Book 7173, Page 324, Register's Office For Davidson County, Tennessee. Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.
8. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **119 Holly Forest, Nashville, Tennessee 37221**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Gregory Avina-Rodriguez, Jr. unmarried and Zoey Eloise Hamm, unmarried, as tenants in common with rights of survivorship**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 11th day of March 2024.

Cornerstone Investments, Inc., a Tennessee corporation

By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, President** of **Cornerstone Investments, Inc., a Tennessee corporation,** the within named bargainor, a Tennessee corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee corporation as such President.

WITNESS my hand and official seal at office this 11th day of March 2024.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $445,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of March 2024.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD