THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240246984**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,000.00. Affiant Subscribed and sworn to before me, this 2 day of April, 2024. Notary Public My Commission Expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1118267 DEEDWARR
04/03/2024 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20240403-0023453

WARRANTY DEED

Address New Owner: Ana Maria Aparicio Carrasco 212 Hillsboro Pl Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 03 0D 212.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian M. Thompson and Laura A. Thompson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ana Maria Aparicio Carrasco, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 212 or the Plan of HILLSBORO STATION CONDOMINIUMS, of record in Plat Book 6250, Page 751, 752 & 753, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference, together with the appurtenant interest in the common elements of Hillsboro Station, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 6740, Page 37, Register's Office for said County.

Being the same property conveyed to Ian M. Thompson and Laura A. Thompson, Husband and Wife, by Warranty Deed from Chad L. Freedman, Unmarried, of record in Instrument No. 20210505-0060371, in the Register's Office of Davidson County, Tennessee, dated April 30, 2021, and recorded on May 05, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO STATION CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 751, 752 & 753.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillsboro Station Condominium of record in Book 6740, Page 37; 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 for Right of Way, recorded in Book 1877, Page 581.

Easement for Trunk Sanitary Sewer, recorded in Book 3531, Page 572; Book 3531, Page 576 and Book 3531, Page 592.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3965, Page 909 and Book 4158, Page 34.

Easement for Transmission Line and Sanitary Sewer, recorded in Book 4633, Page 468.

Easement for Overhead Line, recorded in Book 6595, Page 58.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6629, Page 452.

Rules and Regulations for Vehicles and Parking Hillsboro Station recorded in Book 8140, Page 689.

This is improved property located at 212 Hillsboro Pl Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2024.

Ian M. Thompson

Laura A. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian M. Thompson and Laura A. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 3/29/24.

Affiant Signature – Joshua A. Terry

4/2/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/2/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27