WARRANTY DEED

Karen Johnson Davidson County
Batch# 1123237 DEEDWARR
04/16/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20240416-0026962

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 20 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Robert Casanas Calderin and Marlen Nunez Cruz	Robert Casanas Calderin and Marlen Nunez Cruz	163-05-0B-145-00
(NAME) 5170 Hickory Hollow Parkway, 401 Nashville, TN 37013	(NAME) 5170 Hickory Hollow Parkway, 401 Nashville, TN 37013	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Joseph Tyler Bryant, a married man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Robert Casanas Calderin and Marlen Nunez Cruz, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 149 on the Plan of "Exhibit A 1" to the Master Deed, Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown by Supplemental Decla ration, Mill Park Townhomes, Phase IV, appearing of record in Instrument No. 200311170167241, of the Register's Office for Davidson County, Tennes see, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Joseph Tyler Bryant, unmarried man from Danette Riddick, an unmarried woman, by Warranty Deed dated 07/11/2017 and recorded 07/12/2017 in Instrument No. 201707120070149, Register's Of fice of said County.

The spouse of Joseph Tyler Bryant, Diana Carolina Catalan Navarro, is not required to convey her right, title, interest, and marital interest to this property due to the fact that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☐ property, known as 5170 Hickory Hollow Parkway, 401, Nashville, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of March, 2024

Joseph Tyler Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20 day of March, 2024, before me personally appeared Joseph Tyler Bryant, 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 20 day of March, 2024

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-20-24 (date of document).

Affiant Signature

4-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of April, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025