Karen Johnson Davidson County
Batch# 1126507 DEEDWARR
04/24/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $706.70
20240424-0029365



STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration or value, whichever is greater, is **$191,000.00** (One Hundred Ninety One Thousand).

AFFIANT

Subscribed to and sworn before me this 18th day of April, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-28-26

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Easy Home Solutions, Inc. 5510 Country Drive, # 127 Nashville, TN 37211	New Owner	16209DA12700CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAYLOR RENEE HINER, AN UNMARRIED WOMAN AND KATY RELLAMAY GONZALEZ, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **EASY HOME SOLUTIONS, INC. a Tennessee Corporation** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Townhouse No. 127, Building No. 21, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as to location and placement of said Townhouse Unit.

Being the same property conveyed to Curtis Jay Hiner, a single man, by deed from Elizabeth A. Bartlow, unmarried, of record in Instrument No. 20180302-0019794, dated March 1, 2018 and recorded March 2, 2018, Register's Office for Davidson County, Tennessee. The said Curtis Jay Hiner having since died intestate on August 17, 2023 leaving Taylor Renee Hiner and Katy Rellamay Gonzalez as his only heirs-at-law as established by Affidavit of Heirship recorded in Instrument No. 20231218-0097080, dated December 14, 2023 and recorded on December 18, 2023, Register's Office for Davidson County, Tennessee.

Taylor Renee Hiner executes this instrument as Attorney-in-Fact on behalf of Katy Rellamay Gonzalez, pursuant to the Power of Attorney recorded in Instrument No. -20240424002936 4, Register's Office for Davidson County, Tennessee.

The said Katy Rellamay Gonzalez hereby makes oath that the above described property has never been a marital residence of Katy Rellamay Gonzalez.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5510 COUNTRY DRIVE, # 127** **NASHVILLE, TN 37211**

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

LTSR Number: GTE File: 2024047112

WITNESS, this 18th day of April, 2024

Taylor Renee Hiner
Taylor Renee Hiner

Katy Rellamay Gonzalez
Katy Rellamay Gonzalez

Taylor Renee Hiner,
By: Taylor Renee Hiner, as her Attorney-in-Fact
attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of April, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Taylor Renee Hiner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 18th day of April, 2024.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of April, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Taylor Renee Hiner**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Katy Rellamay Gonzalez**, and acknowledged that she executed that same as the free act and deed of the said **Katy Rellamay Gonzalez**.

WITNESS my hand and official seal this the 18th day of April, 2024.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apnl 18, 24 (date of document).

Jennifer L. Pennell

Apnl 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of Apnl, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

