This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3528-TC

Karen Johnson Davidson County
Batch# 1152827 DEEDWARR
07/01/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $712.25
20240701-0049021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,500.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of June, 2024.

Notary Public
My Commission Expires: 3/7/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Consuelo Diaz Barriga 370 Wallace Road Apt. E1 Nashville, TN 37211	FirstBank 722 Columbia Avenue Franklin, TN 37064	147 03 0B 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David Chudacoff, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Consuelo Diaz Barriga, unmarried woman**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-1 of the SOUTHERN HILLS CONDOMINIUM, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for SOUTHERN HILLS CONDOMINIUM, of record in Book 6594, Page 502, as amended in Book 7044, Page 209, in the Register's Office for 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 Master Deed. Reference is hereby made to the plan of SOUTHERN HILLS CONDOMINIUM as shown on Exhibit Map to the Master Deed, of record in Book 6594, Page 502, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to David Chudacoff, by Warranty Deed from Amanda R. Jaros, of record in Instrument No. 20161027-0113453, in the Register's Office of Davidson County, Tennessee, dated October 19, 2016 and recorded on October 27, 2016.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **370 Wallace Road, Apt E1, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2024.

GRANTOR:

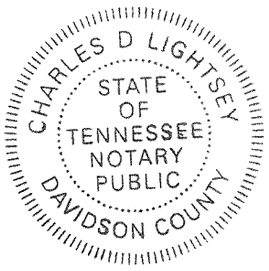
6-28-24

David Chudacoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Chudacoff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2024.



Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 28, 2024**.

Affiant Signature

06/28/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 28, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

