WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157954 DEEDWARR
07/15/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240715-0052981

File #24-PA-0801-3

(SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alejandro Magana Magana and Maribel Stefanie Camacho Valero	**New Owner**	
(NAME)	(NAME)	**105 14 01 027.00**
1242 Cressy Ln.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RICHARD MCCREA AND MEGAN MCCREA, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEJANDRO MAGANA MAGANA AND WIFE, MARIBEL STEFANIE CAMACHO VALERO,,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 27, STUDIO 1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Richard Mccrea and Megan Mccrea, Husband and Wife by Warranty Deed from Urban Nashville SS, GP, of record in Instrument No. 20170918-0095358, in the Register's Office of Davidson County, Tennessee, dated September 12, 2017 and recorded on September 18, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140715-0062248.

*Easement for Sanitary Sewers and or Storm Drainage, recorded in Book 4166, Page 14.

*All of the terms and provisions set forth and contained in that certain Lease between Studio, L.L.C., d/b/a Studio Apartments by Bill J. Simons, Sr. V.P., Edwin B. Raskin Co., Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Book 10983, Page 783.

*All of the terms and provisions set forth and contained in that certain Lease between Studio, LLC, by Bill Simons, Senior VP, for Edwin B. Raskin Company, Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Instrument No. 20030812-0114736.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **801 Hillview Heights, Unit 3, Nashville, TN 37204**.

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. 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 my/our hand(s) this the ~~12th~~ 11th day of July, 2024.

Richard McCrea

Megan McCrea

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ BREVARD

On this 12th day of July, 2024, before me personally appeared Richard McCrea, 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 ~~12th~~ 11th day of July, 2024.

Notary Signature
My commission expires:

BRENDA G. VAN NEST
MY COMMISSION # HH 316876
EXPIRES: January 8, 2027

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ BREVARD

On this ~~12th~~ 11th day of July, 2024, before me personally appeared Megan McCrea, 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 ~~12th~~ 11th day of July, 2024.

Notary Signature
My commission expires:

BRENDA G. VAN NEST
MY COMMISSION # HH 316876
EXPIRES: January 8, 2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 11, 2024 (date of document)

Regina Sullo

Affiant Signature

July 15, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 15th day of July, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202407150052981