Karen Johnson Davidson County
Batch# 1160001 DEEDWARR
07/22/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240722-0054447

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 06.24.25
(AFFIX SEAL)

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

DM-TAG-24-177

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Hedra Adel Hana** | First Horizon Bank | |
| (NAME) | (NAME) | 162-02-0-241.00 |
| **177 Sheila Drive** | 12719 Cantrell Rd Ste 200 | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Little Rock, AR 72223 | |
| (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, **MARTA I. CONDE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEDRA ADEL HANA, UNMARRIED,** 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 Lot No. 283 on the Plan of Calewood Acers, Section 4, of record in Plat Book 4175, Page 144, in the Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adan L. Conde and Marta I. Conde, husband and wife by Warranty Deed from Mary Diane Kuzina and husband, Michael Andrew Kuzina Jr of record in Instrument No. 20090713-0064816 Register's Office for Davidson County, Tennessee, dated July 09, 2009 and recorded on July 13, 2009.

Being the same property conveyed to Marta I. Conde, unmarried by Quitclaim Deed from Adan L Conde, unmarried and Marta I. Conde, unmarried of record in Instrument No. 20231227-0099361 Register's Office for Davidson County, Tennessee, dated December 19, 2023 and recorded on December 27, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 144, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4451, Page 994, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5708, Page 534; Book 5708, Page 554 and Book 5708, Page 559, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **177 Sheila Drive, Antioch, Tennessee 37013**.

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 18 DAY OF JULY, 2024.

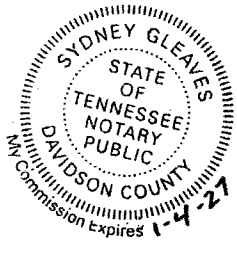
Marta I. Conde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTA I. CONDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2024.

Notary Public
My Commission Expires: 1-4-27
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 18, 2024.

J. Carlton Drumwright

July 18, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 18, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY