Karen Johnson Davidson County
Batch# 1178050 DEEDWARR
09/05/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $843.23
20240905-0068207

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $227,900.00 Affiant Subscribed and sworn to before me, this 30 day of August, 2024. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle Santiago Velasco	New Owner	**162050C00300CO**
5515 Country Dr, No. 3		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The Gerrity Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Santiago Velasco, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Townhouse No. 3 in Building No. Aof HickoryValley Phase I Condominium, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Master Deed for HickoryValley Phase I Condominium, of record in Book 4521, Page 574, as clarified in Book 5001, Page 394, amended in Book 8466, Page 263 and further amended and restated in Book 10597, Page 675 as re-recorded in Book 10645, Page 743, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on ExhibitA-2 of the re-recorded amended and restated Master Deed and the Plan of HickoryValley of record in Plat Book 4460, Page 27, Register's Office of Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed, as amended.

Being the same property conveyed to Erin Dias, Trustee of The Gerrity Family Trust, by Quitclaim Deed from Laura L Gerrity, dated May 2, 2024, of record in Instrument No. 20240514-0035334, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Laura L Gerrity, by Warranty Deed from Keith W Heifner and wife, Rebecca S Heifner, dated August 15, 2007, of record in Instrument No. 20070820-0099281, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 5515 Country Dr, No. 3, 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 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 in 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. 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.

_____ Date: 8-30-24

The Gerrity Family Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Gerrity Family Trust and that she is authorized by The Gerrity Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 30 day of August, 2024.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 11-26

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/30/2024 (date of document).

Jennifer Russell
Affiant Signature

9/4/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

