Karen Johnson Davidson County
Batch# 1182363 DEEDWARR
09/17/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20240917-0071772

# WARRANTY DEED

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/29/27

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
103 S Broadway St, Portland, TN 37148

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Carla Jaimar Virguez Acosta | Silverton Mortgage | 108-12-0A-003.00 |
| (NAME) | (NAME) | |
| 1323 Quail Valley Road | 516 Alcoa Trail | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Maryville, TN 37804 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Sandra Harding, an unmarried woman hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Carla Jaimar Virguez Acosta, a married woman hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3, Lot No. 51, on the Plan of Condominium Site Plan of Section Four, Phase Seven, Quail Valley, of record in Plat Book 5200, Pages 522 and 523, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description of the property.

Being the same property conveyed to Sandra Harding, unmarried by Warranty Deed from Jerry Caggiano, Jr. and wife, Mary Francis Caggiano, dated 06/07/2006, of record in Instrument No. 20060609-0068762, re-recorded in Instrument No. 20060822-0103366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1323 Quail Valley Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 12th day of Sept, 2024.

Sandra Harding

Sandra Harding

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Harding, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of September, 2024.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

**RETURN TO:**
**Stewart Title Company**
**103 S Broadway St**
**Portland, TN 37148**

**CERTIFICATE OF AUTHENTICITY**

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 9/12/24.

Kayla Adams
Affiant
Date: 9/13/2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 13 day of September 2024.

Dakotah Harvey
Notary Public

My Commission Expires: 8/24/27

