Karen Johnson Davidson County
Batch# 1194995 DEEDWARR
10/17/2024 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20241017-0080588

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$570,000.00.**

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 11th day of October, 2024.

Carmen Coats
Notary Public

My commission expires: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren Nicholas Salazar Herrera	FIRST HORIZON BANK	**Map 091-06-2-J Parcel 014-00co**
1241 Nations Dr.	12719 CANTRELL ROAD	
Nashville, TN 37209	LITTLE ROCK, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael C. Brooks and Talia Brooks, formerly known as Talia Di Domenico, husband and wife

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

Lauren Nicholas Salazar Herrera, an unmarried man

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:

LAND in Davidson County, Tennessee, being Unit No. 14 on the Plan of The Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for The Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190228-0018401 and amended in Instrument No. 20190404-0030656 and Instrument No.20200904-0101333, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of The Treaty Oaks Cottages Phase II, as shown on Exhibit "A" to the First Amendment to the Declarations of record in Instrument No. 20190404-0030656, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Michael C. Brooks and Talia Di Domenico, joint tenants in common with rights of survivorship, by Warranty Deed dated September 15, 2020 from 1211 57th Ave TO, LLC, of record in Instrument No. 20200917-0106831, Register's Office for Davidson County, Tennessee. Michael C. Brooks and Talia Di Domenico have since married and Talia Di Domenico is now known as Talia Brooks.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "A" to the First Amendment to the Declaration in Instrument No. 20190404-0030656, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2 Declaration of Covenants, Conditions and Restrictions for The Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190228-0018401 and amended in Instrument No. 20190404-0030656 and Instrument No.20200904-0101333, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. 3) All matters shown on the Boundary Plat of record in Instrument No. 20190321-0025681, said Register's Office.4) All matters shown on the Plan of record in Plat Book 57, Page 172, said Register's Office. 5) Easements and Requirements as retained under Ordinance Bill No. 097-931 and Ordinance Bill No. BL2018-1118, Metropolitan Clerk's Office for Davidson County, Tennessee. 6) Easement Agreement of record in Instrument No. 20181121-0114523, said Register's Office. 7) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181206-0118890 and Instrument No. 20181206-0118904, said Register's Office. 8) Taxes for the current year prorated and paid and Grantee assumes liability for subsequent years not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1241 Nations Dr., Nashville, TN 37209**

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 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. 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 **10th** day of **October, 2024.**

Michael C. Brooks

Talia Brooks fka Talia Di Domenico

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael C. Brooks and Talia Brooks fka Talia Di Domenico,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **October, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 11. 2024.

Affiant Signature

17th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

