Karen Johnson Davidson County
Batch# 1195821 DEEDWARR
10/21/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $503.20
20241021-0081309

WARRANTY DEED



This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-14-26

(AFFIX SEAL)

MST 2024-1204

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Petra Alexandra Caballero Rodriguez	New Owner	103-02-0C-077.00-CO
(NAME)	(NAME)	
276 White Bridge Pike #77		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **Stephen T. Plumley, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Petra Alexandra Caballero Rodriguez, A Single Woman, As Sole Owner,** 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 Number 77, as shown on the Plan of West End Terrace, a Condominium Development, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, as of record in Book 6657, Page 549, and Amended in Book 7541, Page 955, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen T Plumley by Warranty Deed from Charles David Robbins and wife, Mary Lynn Robbins of record in Instrument No. 20071203-0139693, Register's Office for Davidson County, Tennessee, dated 11/20/2007.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the

administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Terrace Condominium of record in Book 6657, Page 549, amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee. Charter for HOA in Book 7142, page 904, amended in Book 7584, page 269; Book 7589, page 847, as amended in Book 7589, page 849, Register's Office for Davidson County, Tennessee. By-Laws attached to Master Deed of record in Book 6657, page 572, Register's Office for Davidson County, Tennessee. All matters shown on the Plan attached as Exhibit "D" to the Master Deed of record in Book 6657, page 549, amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3642, Page 417, in the Register's Office for Davidson County, Tennessee, Right with reference to an 8 inch sanitary sewer shown on Plans of Project No. 64-S-16 on file in the Office for Metropolitan Sewer Service Division as referred to in Deed of Conveyance of record in Book 3840, page 386, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage in Book 3859, page 859, Register's Office for Davidson County, Tennessee. Permanent and Temporary Construction Easements in Book 5894, pages 97 & 101, Register's Office for Davidson County, Tennessee. Easement for Television Cable granted to Viacom Cablevision in Book 5974, page 755, Register's Office for Davidson County, Tennessee. Unrecorded Lease Agreements with Home Coin Laundry dated December 6, 1977. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 276 White Bridge Pike #77, Nashville, TN 37209
(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 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 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 18 DAY OF Oct., 2024.

Stephen T. Plumley

Stephen T. Plumley

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at office, this 18 day of October, 2024.

Notary Public

My commission expires: 4-13-25

(SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

CERTIFICATE OF AUTHENTICITY

I, Pamela Smithson, 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 October 18, 2024.

Affiant
Date: October 18, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of October 2024

Notary Public

My Commission Expires: 5.14.2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY