PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Ivey Title, LLC Ref: (DL) Title No.: 63821

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| William Hart<br>Andrea Hart<br>5749 Knob Road<br>Nashville, TN 37209 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 103090A00600CO

Karen Johnson
Batch # 1197063
10/23/2024 10:47:19 AM
Fees: $23.00 Taxes: $1,850.00

Davidson County
DEEDWARR
4 pgs

20241023-0082352

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Francisco Javier Garcia, Jr. and Rebekah Catherine Garcia, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Hart and Andrea Hart, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 6, Lot 44 of Hillwood Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6517, page 916, amended in Instrument No. 20170214-0015367, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Francisco Javier Garcia, Jr. and Rebekah Christine Garcia, husband and wife, by Warranty deed from Kimberly a. Williams, unmarried, dated July 15, 2020 and recorded on July 16, 2020 of record in Instrument No. 20200716-0078427, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "C" to the Master Deed in Book 6517, page 916, amended in Instrument No. 20170214-0015367, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6517, page 916, amended in Instrument No. 20170214-0015367, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of the Hillwood Place Homeowners Association, Inc. of record in Book 6788, page 622; Book 7605, page 190; and Book 7894, page 512, said Register's Office.

This instrument is executed on behalf of Francisco Javier Garcia, Jr. and Rebekah Catherine Garcia by William Depew Livsey pursuant to a Power of Attorney executed by her/him/them on the 25th day of June, 2024, of record in Instrument No. 20241023 0092 351, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

**This is improved property, known as 5749 Knob Road, 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 18th day of October, 2024.

Francisco Javier Garcia, Jr by William Depew Livsey, his Attorney-in-Fact

Rebekah Christine Garcia by William Depew Livsey, her Attorney-in-Fact

**Francisco Javier Garcia, Jr. by William Depew Livsey, his Attorney-in-Fact**

**Rebekah Christine Garcia by William Depew Livsey, her Attorney-in-Fact**

**State of Tennessee**

**County of Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **William Depew Livsey** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Francisco Javier Garcia, Jr. and Rebekah Catherine Garcia**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 2024.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

**State of Tennessee**

**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Sworn and subscribed before me this 21 day of October, 2024.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

# EXHIBIT "A"
To
Warranty Deed

**FROM: Francisco Javier Garcia, Jr. and Rebekah Catherine Garcia**

**TO: William Hart and Andrea Hart**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William Depew, Affiant
**William Depew Livsey, Affiant**

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

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026