Karen Johnson Davidson County
Batch# 1200434 DEEDWARR
11/01/2024 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20241101-0085072

WARRANTY DEED

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/29/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES April 19, 2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-13603-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Cecilia Verissimo Manzanares & Alejandro Jose Manzanares Jimenez	**CMG Mortgage Inc.**	119 03 0b 041.00
214 S Creekland View Blvd	3160 Crow Canyon Rd, Suite 400	
Nashville, TN 37207	San Ramon, CA 94583	

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,

Detorie Vaughn Walker, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cecilia Verissimo Manzanares and Alejandro Jose Manzanares Jimenez, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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. 111, Building 295, on the Bradford Flats Condominiums, a Horizontal Property Regime with Private Elements of record in Exhibit "B", in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, and as amended in Instrument Number 20220606-0064634, and as amended in Instrument Number 20220815-0092382, and as corrected in Instrument Number 20220901-0098691, of record as aforementioned, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Detorie Vaughn Walker, by deed dated 11/01/2022 and recorded 11/03/2022, from Dill Property Holdings, LLC, a Tennessee limited liability company, of record in Instrument Number 20221103-0118640, Register's Office for Davidson County, Tennessee. Subject property is not the marital residence of Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 295 Plus Park Boulevard #111, Nashville, TN 37217

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 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.

Witness my hand on October 29, 2024.

Detorie Vaughn Walker

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Detorie Vaughn Walker, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 29, 2024.

Notary Public

My Commission Expires: April 19, 2027

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2024-13603-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 30, 2024.

J. Carlton Drumwright

October 30, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 30, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY