WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202327 DEEDWARR
11/06/2024 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20241106-0086278

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES:
03/01/2025

(AFFIX SEAL)

MST 2024-1595

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
Dien Ngoc Nguyen	NEW OWNER	147-03-0A-097.00-CO
(NAME)	(NAME)	
441 Harding Place Unit H-3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Liber Ramos Martinez, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dien Ngoc Nguyen, unmarried,** 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. H-3, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, as established by Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete description of such Unit.

Being the same property conveyed to Liber Ramos Martinez by Quitclaim Deed from Erik Gustavo Jimenez Mendieta & Brittany Marie Brewer, husband and wife of record in Instrument No. 20240207-0008490 Register's Office for Davidson County, Tennessee, dated December 01, 2023 and recorded on February 07, 2024.

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. Taxes for the year 2024, a lien now due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 571 and Plat Book 3842, Page 35, Register's Office for Davidson County, Tennessee. The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Harding Place Condominiums, and recorded in Book 6104, page 725 and Book 5200, Page 571, Register's Office for Davidson County, Tennessee. By Laws of record in Book 6104, Page 763, in the Register's Office for Davidson County, Tennessee. Charter of Harding Place Condominiums Homeowner's Association of record in Book 6081, Page 872, in the Register's Office for Davidson County, Tennessee. Lease Agreement of record in Book 5107, Page 931, in the Register's Office for Davidson County, Tennessee. Lease Agreement of record in Book 5107, Page 931, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer Line of record in Book 3312, Page 560, in the Register's Office for Davidson County, Tennessee. Easement for Drainage of record in Book 9601, Page 960, in the Register's Office for Davidson County, Tennessee. Land Use Restriction Agreement of record in Book 9601, Page 962, in the Register's Office for Davidson County, Tennessee.

This property, known as 441 Harding Place Unit H-3, Nashville, TN 37211
(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 hand this 23 DAY OF October, 2024.

Liber Ramos Martinez

Liber Ramos Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Liber Ramos Martinez, 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 23 day of October, 2024.

Notary Public

My commission expires: 9-21-26

(SEAL)

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Anne Hahn, 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 10/23/24.

Date

S. Hahn

Affiant Signature

10/23/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 23rd day of October, 2024.

Anna E. S

Notary's Signature

My Commission Expires: –

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028