THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241049181

Karen Johnson
Batch # 1208505
11/26/2024 10 24 14 AM
Fees $13 00 Taxes $577 20

Davidson County
DEEDWARR
2 pgs

20241126-0092351

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $156,000 00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2024

Notary Public
My Commission Expires

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
Commission Expires Sep 21, 2026

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Mitchell Ray Hallum 1301 Neelys Bend Road #22 Madison TN 37115	New Owner	Tax Parcel ID No 052-16-0A-022 00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Bernal Sanhueza, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell Ray Hallum, unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No C22 on the Plan of Neely's Bend Condominium, of record in Book 5200, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Neely's Bend Condominium, a horizontal property regime established by Master Deed of record in Book 5483, page 86, and amended as Instrument Nos 20020705-0080848, and 20040527-0062519, said Register's Office

Being the same property conveyed to Brian Bernal Sanhueza, a single man by Warranty Deed from Levi S. Van Pay, a single man and Brian Van Pay, a married man of record in Instrument No 20220126-0009525 Register's Office for Davidson County, Tennessee, dated January 14, 2022 and recorded on January 26, 2022 and re-recorded on February 28, 2022 in Instrument No 20220228-0022404

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 record.

Taxes for the year 2025, a lien not yet due and payable

Subject to all matters shown on the Plan of record in Plat Book 421, Page 141 and Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5483, Page 86, as amended in Book 6119, Page 322, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws for Neely's Bend Condominium Association, Inc. of record in Book 5483, Page 124, as amended by Instrument No. 20020705-0080848 and Instrument No 20040527-0062519, in the Register's Office for Davidson County, Tennessee

Charter for Neely's Bend Condominium Association, Inc of record in Book 5476, Page 765, in the Register's Office for Davidson County, Tennessee

Rules and Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee

Utility Line Easement of record in Instrument Number 20040624-0075203, in the Register's Office for Davidson County, Tennessee

This is improved property located at 1301 Neelys Bend Road #22 Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 22nd day of November, 2024

Brian Bernal Sanhueza

STATE OF GA)
COUNTY OF Chatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Bernal Sanhueza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 21st day of November, 2024.

Notary Public
My Commission Expires: 8-23-27

KINDALL L GRANT NOTARY PUBLIC Comm. Exp. 08/23/27 CHATHAM COUNTY, GA