Karen Johnson Davidson County
Batch# 1213765 DEEDWARR
12/10/2024 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20241210-0095828

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049096**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2024. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rubi Lopez Valadez 1609 Marshall Hollow Drive, Unit 203 Nashville TN 37203	LUMINATE HOME LOANS, INC 2523 S WAYZATA BLVD, STE 200 MINNEAPOLIS, MN 55405	Tax Parcel ID No. 105-11-2D-054.00 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, **Ethelle Fitch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rubi Lopez Valadez , a single woman**, ("Grantee"), her 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. B36-203 , together with the appurtenant interest in the common elements of Southgate Condos , a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of Southgate Condos, a Condominium Development, of record in Instrument No. 20180118-0005186, amended in Instrument No. 20190613-0057134, Register's Office for Davidson County, Tennessee , said Unit being depicted on the Condo Site plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to ETHELLE FITCH, by deed from SOUTHGATE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190614-0057434, dated June 13, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 105-11-2D-054.00 CO.

Master Deed of record in Instrument No. 20180118-0005186, Instrument No. 20190613-0057134 and Instrument No. 20210303-0027897, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20180726-0072877, Instrument No. 20160304-0021056, Instrument No. 20160725-0076105, Instrument No. 20160725-0076119, Instrument No. 20160725-0076147, and Instrument No. 20160725-0076198, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20160304-0021030, said Register's Office.

Agreement for Dedication of Public Right of way of record in Instrument No. 20201119-0136501, said Register's Office.

This is improved property located at 1609 Marshall Hollow Drive, Unit 203 Nashville TN 37203

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 has executed this instrument on this 6th day of December, 2024.

Ethelle Fitch

STATE OF Tennessee)

COUNTY OF Sullivan)

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

Witness my hand, at office, this 6th day of December, 2024.

Notary Public

My Commission Expires: 2-2-2027

KELLY M JONES
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY
My Commission Expires 02-02-2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 6. 2024.

Affiant Signature

10th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

