Karen Johnson Davidson County
Batch# 1217037 DEEDWARR
12/17/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $638.25
20241217-0097613

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-PA-0811-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diana Marcela Lopez Ocampo	PINNACLE BANK	
(NAME)	(NAME)	162 09 0C 809.00
811 APPLE DRIVE	15025 BALLANTROTT PKWY 2nd FLR	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	CHARLOTTE, N C 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

CHELSEA RAYMOND, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DIANA M LOPEZ OCAMPO, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A located on Lot No. 31, on the Plan of CEDARWOOD CONDOMINIUMS LOTS 15 THRU 44, SECTION SIX, CEDARWOOD ESTATES of record in Plat Book 5200, Page 304, Registers Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Chelsea Raymond, unmarried woman, by Warranty Deed from Jerry W. Smith and wife, Darlene C. Smith, of record in Instrument No. 20220627-0073302, in the Register's Office of Davidson County, Tennessee, dated June 16, 2022, and recorded on June 27, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CEDARWOOD CONDOMINIUMS LOTS 15 THRU 44, SECTION SIX, CEDARWOOD ESTATES, as recorded in Plat Book 5200, Page(s) 304 as revised in Plat Book 5200, Page 349.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CEDARWOOD CONDOMINIUMS of record in Book 5707, Page 121, as amended in Book 5720, Page 912, Book 5776, Page 741 and amendment to the By-Laws in Book 6062, Page 285; also subject to easements, rights and interests 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.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5497, Page 397.

*Easement for Transmission Line, recorded in Book 2439, Page 564.

*Easement for Sewer, recorded in Book 4545, Page 203 and Book 4545, Page 206.

*Easement for Sanitary Sewer, recorded in Book 5657, Page 28 and Book 5657, Page 33.

*Charter for Cedarwood Condominiums Association, Inc. recorded in Book 5667, Page 429 and Book 5722, Page 198.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 811 Apple Drive, Nashville, TN 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th day of December, 2024.

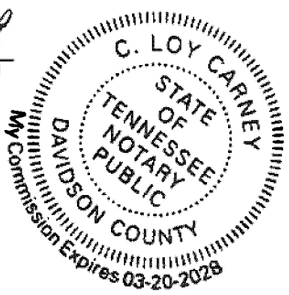
Chelsea Raymond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2024, before me personally appeared Chelsea Raymond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2024.

Notary Signature
My commission expires:



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 Dec. 10. 2024.

Affiant Signature

16th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

