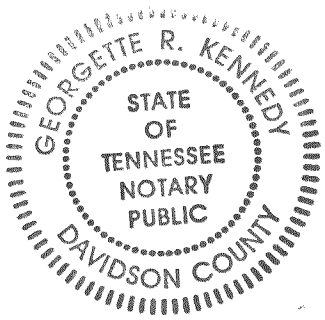
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-8-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pedro de la Torre and Maria Rea	New Owner	105-02-3F-206.00
(NAME)	(NAME)	
2011 Ivy Crest Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1234321 DEEDWARR
02/05/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250205-0008791

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, **Kirk Gray, married,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents does transfer and convey unto **Pedro de la Torre and Maria Rea, husband and wife,** hereinafter called the GRANTEE(S), their 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. 206, together with the appurtenant interest in the common elements of Alina, a Condominium, a horizontal property regime established by Declaration of Condominium of record in Instrument No. 20200415-0039348, and amended as supplemented as Instrument No. 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097047, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250, and Instrument No. 20210309-0030977, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Kirk Gray, a single person by Warranty Deed from 806 Olympic, LLC, a Michigan limited liability company, dated 02/01/2021, of record in Instrument No. 20210203-0015879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 806 Olympic Street, Unit 206, Nashville, TN 37203
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

HAILEY GRAY, WIFE OF KIRK GRAY, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Effective the 4th day of February, 2025.

Kirk Gray

Hailey Gray

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirk Gray and Hailey Gray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of February, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 February 5th, 2025.

Affiant

Date: 2/5/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 5th day of February, 2025.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY