Karen Johnson Davidson County
Batch# 1242989 DEEDWARR
03/05/2025 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20250305-0016412

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2025.

Notary Public

My commission expires: 07/03/2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas Mark Stice and Camila Andrade Oliv	**Thomas Mark Stice and Camila Andrade Oliv**	**104-02-3J-010.00-CO**
204 Burns Ave #6	**204 Burns Ave #6**	
Nashville, TN 37203	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Virginia Harlan, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Thomas M. Stice and wife, Camila A. Oliv

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 10 of West Park Village, established pursuant to the provision of the Tennessee Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument No. 20130815-0086141, amended in Instrument No. 20160411-0034654, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.
Being the same property conveyed to Virginia Harlan, a married woman by Warranty Deed from Tacara D. Harris and Deangelo Harris, wife and husband of record in Instrument No. 20190201-0009767 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 01, 2019.

This is improved property known as **204 Burns Ave #6, Nashville, TN 37203.**

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the partles hereln.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of February, 2025.

Virginia Harlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Virginia Harlan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 28th day of February, 2025.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 25-002025-524



SP 11/2015

Tennessee Certification of Electronic Document

I, Darell R. Pierce, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed on February 28, 2025, and authenticated according to law.

This the 28th day of February, 2025.

Darell R. Pierce

State of Kentucky

County of Warren

Personally appeared before me, Julie W. Pearson, a notary public for this county and state, Darell R. Pierce, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 28th day of February, 2025.

Julie W. Pearson, Notary

MY COMMISSION EXPIRES: 1-28-2028

NOTARY'S SEAL

JULIE W. PEARSON KYNP NOTARY PUBLIC 1404 STATE AT LARGE KY My Commission Expires: 01/28/2028