Karen Johnson Davidson County
Batch# 1244125 DEEDWARR
03/07/2025 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20250307-0017142

WARRANTY DEED

STEPHANIE LUNA NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025

File No. BC-25-324

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Merced Malabanan	Steadfast mtg	
(NAME)	(NAME)	117-11-0B-108.00-CO
3600 Hillsboro Pike, Apt G12	304 42nd Ave Office 7	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHANNON JUNE BULLARD, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA MERCED MALABANAN,** unmarried woman , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County Tennessee, and being further described as follows:

Being Unit Number G-12 of Villager East, a Horizontal Property Regime established by Master Deed of record in Book 5457, page 298, the plat of which is of record in Plat Book 5200, page 178, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Tommy Joe Hardison, Jr, unmarried by Warranty Deed from Anita Lynne Ball of record in Book 6650, page 940, Register's Office for Davidson County, Tennessee, dated August 13, 1985 and recorded on September 9, 1985.

Being the same property conveyed to Betty B. Stinson by Quitclaim Deed from Tommy Joe Hardison, Jr of record in Instrument No. 20001026-0106106 Register's Office for Davidson County, Tennessee, dated October 25, 2000 and recorded on October 26, 2000.

Said Betty B. Stinson having deceased on or about September 22, 2014.

Being the same property conveyed to Tommy Joe Hardison, an unmarried man by Quitclaim Deed from Tommy Joe Hardison, in my capacity as Executor of the Estate of Betty Bright Stinson of record in Instrument No. 20141204-0111299 Register's Office for Davidson County, Tennessee, dated December 04, 2014 and recorded on December 04, 2014.

Said Tommy Joe Hardison, having died on December 16, 2022, the aformentioned property vested at death in Shannon June Bullard, as devisee under his duly Probated Last Will and Testament recorded in Instrument No.

20230504-0033360 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shannon June Bullard, married by Quitclaim Deed from Shannon June Bullard, married of record in Instrument No. 20230605-0042314 Register's Office for Davidson County, Tennessee, dated June 03, 2023 and recorded on June 05, 2023.

Te subject property was not the marital residence of the Grantor herin, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

This is property more commonly known as 3600 Hillsboro Pike, Apt G12, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of February, 2025.

Shannon June Bullard

Shannon June Bullard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me personally appeared Shannon June Bullard, 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 28th day of February, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/4/2025 (date of document).

Affiant Signature

3/4/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL