Karen Johnson Davidson County
Batch# 1252273 DEEDWARR
03/26/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $397.75
20250326-0022638

MICHAEL J. O'SULLIVAN Notary Public Commonwealth of Massachusetts My Commission Expires February 15, 2030 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $107,500.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2025. Notary Public Michael J O'Sullivan My commission expires: 2/15/30

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jean-Joseph Smith	**New Owner**	**133-15-0A-035.00CO**
320 Welch Road, #F7		
Nashville, TN 37211		

FOR AND IN 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, WE,

Gilberto I. Mora, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jean-Joseph Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. F7 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6111, Page 22, as amended in Book 9445, page 492 and Book 10458, page 936, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units. .

Being all of the property conveyed to Gilberto I Mora, a single person, by deed from Jerry E. Gilliland Revocable Trust U/A/D September 3, 2013, of record in Instrument No. 20140618-0053128, dated June 13, 2014, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Book 6111, Page 22, amended in Book 9445, Page 492 and Book 10458, Page 936, Register's Office for Davidson County, Tennessee.
c. By Laws of record in Book 6111, Page 64, Register's Office for Davidson County, Tennessee.
d. Sewer Easement of record in Book 6548, Page 125 and Book 8870, Page 923, in the Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.
f. Subject to rights of others in and to common areas/elements.
g. Subject to lien for special assessment contained in DCCR's/Master Deed.
h. Subject to HOA dues- if any.
i. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 320 Welch Road, #F7, 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 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/our hand(s) this 24th day of March, 2025.

Gilberto I. Mora

STATE OF Massachusetts
COUNTY OF Essex

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Gilberto I. Mora,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2025.

Notary Signature Michael J O'Sullivan
My commission expires: 2/15/2030

File #: 25-105
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Certificate of Authenticity

I, Alicia Hamilton, 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

3/24/25.
Date

Affiant Signature

3/26/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of March, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON