WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Sophie Gervais
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES: 2-1-27



Karen Johnson Davidson County
Batch# 1256456 DEEDWARR
04/04/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250404-0025677

This area for recording stamp

(AFFIX SEAL)

MST 2025-0244

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sophie Gervais	United Wholsale Mtg	142-08-0B-079.00-CO
(NAME) 906 Holly Forest Unit 79	(NAME) 700 South Blvd East	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Pontiac MI 48341	
(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, WE, **Martha Tucker Jeffords, Trustee of the Martha Tucker Jeffords Trust u/t/a dated January 8, 2019,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sophie Gervais, a single woman,** 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:

Situated in Davidson County, Tennessee and further described as:

Being Unit No. 79 on the plan of Phase III, Coronada, of record in Book 5200, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Claude P. Hamic and spouse, Ida B. Hamic by Warranty Deed from Paul J. Tetreault and spouse, Lisa C. Tetreault of record in Book 9015, Page 172, Register's Office for Davidson County, Tennessee, dated July 14, 1993 and recorded on July 15, 1993.

Said Claude P. Hamic having deceased on or about April 6, 1994, vesting Ida B. Hamic as surviving tenant.

Being the same property conveyed to Martha Tucker Jeffords by Warranty Deed from Ida B. Hamic of record in Instrument No. 20061218-0155839 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on December 18, 2006.

Being the same property conveyed to Martha Tucker Jeffords, Trustee of the Martha Tucker Jeffords Trust u/t/a dated January 8, 2019 by Warranty Deed from Martha Tucker Jeffords of record in Instrument No. 20190111-0003063 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 11, 2019.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or

supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 67, Register's Office for Davidson County, Tennessee. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Coronado Townhome Condominiums, and recorded in Book 4901, page 679 amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675 and Book 5869, page 269 , Register's Office for Davidson County, Tennessee. By-Laws of Coronado Condominium Association Inc. of record in Book 4901, page 702. Charter of Coronado Condominium Homeowner's Association of record in Book 4902, page 938; Book 6132, page 118 and amended in Book 7694, page 733. Subject to rights of others in and to the common areas and/or elements. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 906 Holly Forest Unit 79, Nashville, TN 37221
(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 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/our hand(s) this 1st DAY OF APRIL, 2025.

The Martha Tucker Jeffords Trust u/t/a dated January 8, 2019

BY Martha Tucker Jeffords, Trustee

Martha Tucker Jeffords, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Martha Tucker Jeffords, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustee of The Martha Tucker Jeffords Trust u/t/a dated January 8, 2019, the within named bargainor, as Trust, and Martha Tucker Jeffords, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 1st day of April, 2025.

Notary Public

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 4-1-25 (date of document).

Affiant Signature

4-1-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

