Karen Johnson Davidson County
Batch# 1260041 DEEDWARR
04/15/2025 09:00:30 AM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20250415-0028433

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$710,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 10TH DAY OF APRIL, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/19/28

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

**THIS INSTRUMENT PREPARED BY**
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 310325

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Jamie Garcia and Nathan Winn<br>6328A Columbia Avenue<br>Nashville, TN 37209 | NEW OWNER | 091131E00100CO |

For and in consideration of the sum of Seven Hundred Ten Thousand And 0/100 ($710,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

**ADAM GREGORY HARTMAN AND ROBERT WINN HARTMAN**

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

**JAMIE GARCIA AND NATHAN WINN, WIFE AND HUSBAND**

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6328 Columbia Avenue Townhomes, of record as Instrument No. 20171221-0130261, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Adam Gregory Hartman and Robert Winn Hartman, a married couple, by Deed from Colt T. Bradford, dated 06/24/2022, recorded 06/29/2022, of recorded in Instrument no. 20220629-0075530, of the Public Records of Davidson County, Tennessee.

This instrument is being executed on behalf of Grantor(s) pursuant to a Power of Attorney being filed in Instrument Number 20250414-0027635, Register's Office for said County and State.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 6328A Columbia Avenue, Nashville, TN 37209.

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), their heirs and/or 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), their heirs and/or 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.

*[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]*

*[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ADAM GREGORY HARTMAN AND ROBERT WINN HARTMAN to JAMIE GARCIA AND NATHAN WINN FOR THE TRANSFER OF PROPERTY LOCATED AT 6328A COLUMBIA AVENUE, NASHVILLE, TN 37209.]*

Witness our/my hand on the 10th day of April, 2025.

Adam Gregory Hartman by Robert Winn Hartman his attorney in fact

Adam Gregory Hartman by Robert Winn Hartman, his Attorney in Fact

Robert Winn Hartman

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 Robert Winn Hartman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Attorney In Fact for Adam Gregory Hartman, as his/her/their Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Adam Gregory Hartman under said Power of Attorney.

Witness my hand and official seal this 10th day of April, 2025.

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC TENNESSEE My Comm Exp. February 17, 2027 COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 2/17/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Winn Hartman, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2025.

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC TENNESSEE My Comm Exp. February 17, 2027 COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 2/17/27

# True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 4-10-25 (date of document).

Affiant Signature

4-10-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th day of April, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY