WARRANTY DEED

Karen Johnson Davidson County
Batch# 1262735 DEEDWARR
04/21/2025 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250421-0030251

File #25-TL-0210-208

(SEAL)

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER, FOR~~ THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 4/18/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jesus Esteban Valdez and Blanca E. Pena	New Owner	
(NAME) 210 30th Avenue North, #208	(NAME)	104-02-2K-208-00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES A. BORELLA, A MARRIED MAN, AND CYNTHIA M. BORELLA, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JESUS ESTEBAN VALDEZ AND BLANCA E. PENA, HUSBAND AND WIFE

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 208 of THE LOFTS AT 30TH, A CONDOMINIUM Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the DECLARATION OF LOFTS AT 30TH, of record in Instrument Number 20211208-0162910, and amended in First Amendment to Declaration in Instrument Number 20211221-0168471; Second Amendment to Declaration in Instrument Number 20220411-0041810, Third Amendment to Declaration in Instrument Number 20220414-0043523, 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; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to James A. Borella and Cynthia M. Borella, a married couple, by Special Warranty Deed from 30th Core, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220408-0041464, in the Register's Office of Davidson County, Tennessee, dated March 31, 2022 and recorded on April 08, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of W.W. CRANDALL'S SUBDIVISION OF LOT NO. 39, BOYD'S COCKRILL SPRING TRACT, as recorded in Plat Book 161, Page(s) 102.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211208-0162910, and amended in Instrument Nos. 20211221-0168471; 20220411-0041810 and 20220414-0043523.
* Easement recorded in Instrument No. 20130517-0050160.
* Charter for 30th Core, LLC recorded as Instrument No. 20211018-0139731.
* Charter for Lofts at 30th #312 LLC recorded as Instrument No. 20220401-0038059.
* Common Open Space Deed recorded as Instrument No. 20220919-0104306.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 210 30th Avenue North, #208, Nashville, TN 37203.

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 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 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 the ~~14th~~ 15th (AC) day of April, 2025.

James A. Borella

Cynthia M. Borella

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (AC)

On this ~~14th~~ 15th (AC) day of April, 2025, before me personally appeared James A. Borella, 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 ~~14th~~ 15th (AC) day of April, 2025.

Notary Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (AC)

On this ~~14th~~ 15th (AC) day of April, 2025, before me personally appeared Cynthia M. Borella, 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 ~~14th~~ 15th (AC) day of April, 2025.

Notary Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/15/2025.

Affiant Signature – Joshua A. Terry

4/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/17/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27