WARRANTY DEED

Karen Johnson Davidson County
Batch# 1270558 DEEDWARR
05/08/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250508-0036074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Notary Seal Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Cambra and Kathryn Cambra	CrossCountry Mortgage, LLC	
(NAME)	(NAME)	
2197 Nolensville Pike #221	2160 Superior Avenue	105 16 0B 221.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cleveland OH 44114	
(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, **DANNY RAY HITER AND TAMI R. HITER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOLLY CAMBRA AND KATHRYN CAMBRA,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 221, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of PARK AT MELROSE HEIGHTS, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for PARK AT MELROSE HEIGHTS, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231 and Third Amendment in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253 and Rules and Regulations recorded in Instrument No. 20231115-0089095, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of PARK AT MELROSE HEIGHTS, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231 and Third Amendment in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253 and Rules and Regulations recorded in Instrument No. 20231115-0089095, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Danny Ray Hiter and Tami R. Hiter, Husband and Wife, by Warranty Deed from Britney Zurovetz, An Unmarried Woman and Terry Dwiggins and Sammy Dwiggins, Wife and Husband, of record in Instrument No. 20201109-0131780, in the Register's Office of Davidson County, Tennessee, dated November 06, 2020 and recorded on November 09, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2197 Nolensville Pike #221, Nashville, TN 37211
(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 hand this 23 day of April, 2025

DANNY RAY HITER

TAMI R. HITER

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Ray Hiter and Tami R. Hiter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of April, 2025.

Commission expires:

Notary Public

CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0678100
COMM EXPIRES: MARCH 8, 2032

True Copy Certification

I, Yvette Meldrum, 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 April 23, 2025

Signature
April 23, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 23, 2025

Notary's Signature

My Commission Expires: 8·12·28

