WARRANTY DEED

Karen Johnson Davidson County
Batch# 1270758 DEEDWARR
05/08/2025 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250508-0036080

TENNESSEE NOTARY PUBLIC — ED HONSBERGER — COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF April, 2025

Ed Honsberger
Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

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
Diego Robles Santana	New Owner	
(NAME)	(NAME)	
1029 Woodbury Falls Drive		128 12 0C 101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, **COURTNEY ANN LEE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIEGO ROBLES SANTANA, A SINGLE MAN,** 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. 1029 on the plan of WOODBURY TOWNHOMES PHASE I, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Woodbury Townhomes Phase I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Courtney Ann Lee, unmarried, by Warranty Deed from Jillian Frist, married, of record in Instrument No. 20210312-0032836, in the Register's Office of Davidson County, Tennessee, dated March 11, 2021, and recorded on March 12, 2021.

Kevin Montgomery herein signed as Attorney in fact for Courtney Ann Lee. Said Power of Attorney is of record Instrument No. 20250414-0027834 in the Register's office for Davidson County, Tennessee.

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 1029 Woodbury Falls Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

25N T00312

MO2025-461

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 17th day of April, 2025

COURTNEY ANN LEE BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

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 Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Courtney Ann Lee and acknowledged that he executed the same as the free act and deed of Courtney Ann Lee.

Witness my hand and official seal this 17 day of April, 2025.

Commission expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Notary Public

MO2025-461

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4.17.25 (date of document).

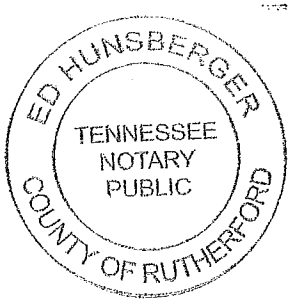
Affiant Signature

5.8.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th of May, 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26