Karen Johnson Davidson County
Batch# 1280902 DEEDWARR
06/03/2025 02:48:30 PM 5 pgs
Fees: $28.00 Taxes: $756.65
20250603-0043614

**WARRANTY DEED**

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

File No. MM-25-9897

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 3-2-27

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolin Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Leonardo Martinez-Torres | New Owner | |
| (NAME) | (NAME) | 142-04-0A-110.00-CO |
| 214 Old Hickory Boulevard, 110 | | |
| (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/we, **Lisa L. Smith, Jennifer L. Burke and Tyler W. Smith, Trustees of the Audrey Jacobus-Taeubner Family Trust dates May 18, 2011**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonardo Martinez-Torres, unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 110 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.**

**Being the same property conveyed to Carl G. Taeubner by Warranty Deed from Mary Fleming Jones-Kantz, unmarried of record in Instrument No. 20061004-0123165 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 04, 2006.**

**Being the same property conveyed to Lisa L. Smith, Trustee for The Audrey Jacobus-Taeubner Trust dated May 18, 2011 by Quitclaim Deed from Carl G. Taeubner of record in Instrument No. 20111013-0079791 Register's Office for Davidson County, Tennessee, dated September 12, 2011 and recorded on October 13, 2011.**

**This is property more commonly known as 214 Old Hickory Boulevard, 110, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 3rd day of June, 2025.

Audrey Jacobus Taeubner Trust dated
May 18, 2011

By: _____
Lisa L. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2025, before me personally appeared Lisa L. Smith, Trustee of Audrey Jacobus Taeubner Trust dated May 18, 2011, 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 3rd day of June, 2025.

_____
Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Witness my/our hand this 30th day of May, 2025.

Audrey Jacobus Taeubner Trust dated May 18, 2011

By: Jennifer L. Burke, Trustee

STATE OF New York
COUNTY OF Albany

On this 30th day of May, 2025, before me personally appeared Jennifer L. Burke, Trustee of Audrey Jacobus Taeubner Trust dated May 18, 2011, 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 30th day of May, 2025.

Notary Signature
My commission expires: 4/22/29

CATHERINE PURDUM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PU0036415
Qualified in Montgomery County
My Commission Expires 04/22/2029

Witness my/our hand this 30 day of May, 2025.

Audrey Jacobus Taeubner Trust dated May 18, 2011

Tyler W. Smith - TRUSTEE

By: Tyler W. Smith, Trustee

STATE OF Texas
COUNTY OF Bell

On this 30 day of May, 2025, before me personally appeared Tyler W. Smith, Trustee of Audrey Jacobus Taeubner Trust dated May 18, 2011, 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 30 day of May, 2025.

Notary Signature
My commission expires: 5/5/2026

DELIA DRISCOLL
Notary Public, State of Texas
Comm. Expires 05-05-2026
Notary ID 124162370

**Tennessee Certification of Electronic Document**

I, Megan Millsap, 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 **June 3, 2025** (date of document).

Affiant Signature

**June 3, 2025**
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **3** day of **June**, 2**025**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

