NEW OWNER:
JENNIFER SALINAS
521 A WEST BEND DR
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0503

Map & Parcel
091133X00100CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1292427 DEEDWARR
07/01/2025 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,830.50
20250701-0051898

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Sixty-Five Thousand and 00/100 Dollars ($765,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DYLAN WILLIAMS, MARRIED** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER SALINAS, MARRIED,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 521A, as established by Declaration of Covenants, Conditions, and Restrictions for HOMES AT 521 WEST BEND DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20221107-0119633, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of HOMES AT 521 WEST BEND DRIVE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221107-0119633, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to DYLAN WILLIAMS by virtue of a Quitclaim Deed from HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, dated May 3, 2024, and recorded in Instrument No. 20240506-0032915, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **521 A WEST BEND DRIVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters as set forth in Instrument No. 20221107-0119633, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 10th day of June, 2025.

DYLAN WILLIAMS

STATE OF TENNESSEE

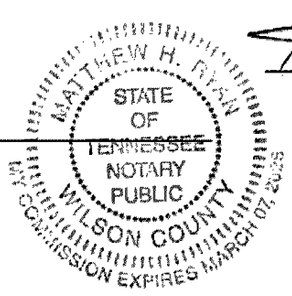
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DYLAN WILLIAMS**, 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 at office this 10th day of June, 2025.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$765,000.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: 6/22/2026

JAMES VICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/10/25 (date of document).

Affiant Signature

6/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON