This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1308735 DEEDWARR
08/12/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250812-0063911

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JESSICA WRAPE, A MARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIA A. HUTCHINSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 26, LOT NO. 56, AND THE APPUTTENANT INTEREST IN THE COMMON ELEMENTS, OF QUAIL VALLEY, SECTION 3, PHASE V, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS CREATED BY THE MASTER DEED ESTABLISHING THE HORIZONTAL PROPERTY REGIME OF QUAIL VALLEY CONDOMINIUMS, OF RECORD IN BOOK 5851, PAGE 779; BOOK 5851, PAGE 784; BOOK 5857, PAGE 371; BOOK 5857, PAGE 372; BOOK 5857, PAGE 502; BOOK 5869, PAGE 814; BOOK 5884, PAGE 534; BOOK 5931, PAGE 508; AND IN BOOK 6081, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID UNIT BEING ALSO DEPICTED ON THE CONDOMINIUM SITE-PLAN OF PHASE FIVE, SECTION THREE, QUAIL VALLEY, OF RECORD IN PLAT BOOK 5200, PAGE 435, SAID REGISTER'S OFFICE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF SECTION 3, PHASE V, QUAIL VALLEY PROVIDED IN THE MASTER DEED, TOGETHER WITH THE BY-LAWS APPENDED THERETO, THE AFOREMENTIONED CONDOMINIUM SITE-PLAN, AND THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPUTTENANT TO EACH UNIT, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THROUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION, DESCRIPTION AND PLACEMENT OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO JESSICA WRAPE, AN UNMARRIED WOMAN BY WARRANTY DEED FROM CHRISTOPHER MCMAHON, A SINGLE MAN, DATED NOVEMBER 10, 2020, RECORDED NOVEMBER 16, 2020, OF RECORD IN INSTRUMENT NO. 20201116-0135042, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JESSICA WRAPE HAVING SINCE MARRIED TO MANUEL QUIJANDRIA.
THE SAID MANUEL QUIJANDRIA JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS HE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as 3215 E LAKE DR, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11TH day of AUGUST 2025.

JESSICA WRAPE

Manuel Quijandria By: Jessica Wrape Attorney in Fact

MANUEL QUIJANDRIA
BY: JESSICA WRAPE, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JESSICA WRAPE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 11TH day of AUGUST 2025.

Notary Public
My Commission Expires: 6-20-28

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11TH day of AUGUST 2025, before me personally appeared JESSICA WRAPE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MANUEL QUIJANDRIA, as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of MANUEL QUIJANDRIA, as Attorney in Fact.

Notary Public
My Commission Expires: 6-20-28

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this the 11TH day of AUGUST 2025.

NOTARY PUBLIC
My commission expires _____

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s) as follows:
NATALIA A. HUTCHINSON
3215 EAST LAKE DRIVE
NASHVILLE, TN 37214

Send Tax Bills To: Same as above
Map and Parcel No(s).: 108 08 0D/026.00 CO

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 29, 2025 (date of document)

Regina Sullo

Affiant Signature

August 11, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 11 day of August, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202508120063911