WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of September, 2025

Notary Public

MY COMMISSION EXPIRES 7-2-29
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1320596
09/09/2025 02 45 29 PM
Fees $13 00 Taxes $891 70

Davidson County
DEEDWARR
2 pgs

20250909-0072144

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO:~~
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS·	SEND TAX BILLS TO.	MAP-PARCEL NO(S)..
Federico Maestas	Veterans United Home Loans	136-10-A-44
(NAME)	(NAME)	
2832 Lake Forest Drive	1400 Forum Blvd. Suite 18	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20251328

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, **Kathleen Conn and husband, John Allen Conn**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Federico Maestas, single**, 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·

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 60, Unit 60A on the Plan of Priest Lake Forest, Section 3, of record in Plat Book 5800, page 161 and Condominium Site Plan of record in Plat Book 5800, page 263, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Kathleen Conn and husband, John Allen Conn, by Warranty Deed from Todd Keahey and Danyele Keahey and Estate of Teresa Keahey, dated 01/19/2021 and filed of record in Inst. No 20210125-0010574, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act· as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Forest and filed of record in Book 5931, page 645, Book 6021, page 101; Book 6123, page 175; Book 6124, page 956, Book 6199, page 270 and Inst. No 20090602-0050792, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Also subject to By-Laws of record in Book 6108, Page 18, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2832 Lake Forest Drive, Nashville, TN 37217
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 4th day of September, 2025

Kathleen Conn by Lacey Wright, Attorney in Fact
Kathleen Conn
by Lacey Wright, Attorney in Fact

John Allen Conn by Lacey Wright, Attorney in Fact
John Allen Conn
by Lacey Wright, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Lacey Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathleen Conn and John Allen Conn, and who acknowledged that she executed the same as the free act and deed of Kathleen Conn and John Allen Conn.

Witness my hand, at office, this 4th of September, 2025.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-BMR-25-2832