Karen Johnson Davidson County
Batch# 1360236 DEEDWARR
12/19/2025 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20251219-0101037

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES Jan. 11, 2026
(AFFIX SEAL)

BETTE BAULMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires
Jan. 11, 2026

**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 |
|---|---|---|
| Tyler Feehery | **New Owners** | |
| (NAME) | (NAME) | 142-08-0B-099.00-CO |
| 314 Chimney Hill | | |
| (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, WE, **SPENCER WALLIS AND ADRIANE LEON SUAREZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER FEEHERY,** 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:

**A Condominium apartment in Davidson County, Tennessee, being Unit No. 99 of Phase IV, Coronada TownHome Condominiums, A horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to The Master Deed of Record in Book 5200, Page 217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Spencer Wallis and Adriane Leon Suarez, husband and wife, by Warranty Deed from Jonathan L. Morrison and Martha A. Morrison, husband and wife, of record in Instrument No. 20230418-0028617 Register's Office for Davidson County, Tennessee, dated April 13, 2023.**

**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.**

314 Chimney Hill, Nashville, TN 37221

unimproved _
This is improved x property, known as 314 Chimney Hill, Nashville, TN 37221
(House Number) (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 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.

CH2025-1302

Witness my hand this 15th day of November 2025

SPENCER WALLIS

ADRIANE LEON SUAREZ

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 Spencer Wallis and Adriane Leon Suarez, the bargainor, 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.

Witness my hand and official seal this 15 day of November 2025

Commission expires: Jan. 11, 2026

Notary Public

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Jan. 11, 2026

CH2025-1302

**Tennessee Certification of Electronic Document**

I, Trevor Keller, 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 **12/12/2025** (date of document).

Affiant Signature

**12/12/2025**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **December**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

