Karen Y Johnson Davidson County
Batch# 150898 DEEDWARR
10/11/2018 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20181011-0101081

WARRANTY DEED

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/31/22

(AFFIX SEAL)

O-KW-18-8340

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas F. Quarantello and Shirley K. Quarantello	~~Fifth~~ Third Mortgage Co.	
(NAME)	(NAME)	
8340 Elmcroft Court	5050 Kingsley Dr.	**186-04-0A-186.00**
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEONARD JAMES WUDEL, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS F. QUARANTELLO AND SHIRLEY K. QUARANTELLO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Burkitt Place, Phase 2E of record in Plat at Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard James Wudel, Jr. by Quit Claim deed from Leonard James Wudel, Jr. and Elizabeth Wudel Clark, Co-Trustees of The Wudel Family Trust, dated September 08, 2016 of record in Instrument No. 20180730-0074181 Register's Office for Davidson County, Tennessee, dated June 10, 2018 and recorded on July 30, 2018.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20070806-0093146, Register's Office of Davidson County, Tennessee;
- PUD Boundary of record in Instrument Number 20050920-0113225, in the Register's Office for Davidson County, Tennessee;
- Restrictive covenants of record in Book 3845, Page 754, Book 4166, Page 667 and Book 4179, Page 811, in the Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060306-0025388 and Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 3845, Page 789, in the Register's Office for Davidson County, Tennessee;
- Easement and Contribution Agreement of record in Book 3657, Page 344, in the Register's Office for Davidson County, Tennessee;
- Charter for HOA of record in Book 4244, Page 871, in the Register's Office for Davidson County, Tennessee;
- Greenbelt of record in Book 8881, Page 778, in the Register's Office for Davidson County, Tennessee;
- Ingress and Egress to Cemeter of record in Book 112, Page 184, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed for Common Areas to HOA of record in Instrument Number 20071220-0145868, in the Register's Office for Davidson County, Tennessee;
- Easement Agreement of record in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee;
- Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Davidson County, Tennessee;
- Easement Agreement of record in Book 3855, Page 402, in the Register's Office for Davidson County,

Tennessee;
- Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Instrument Number 20060427-0048083, in the Register's Office for Davidson County, Tennessee;
- Easement to United Telephone Company of record in Book 3940, Page 211, in the Register's Office for Davidson County, Tennessee;
- Easement to United Telephone Company of record in Instrument Number 20060607-0067543, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8340 Elmcroft Court, Nolensville, Tennessee 37135**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9 DAY OF OCTOBER, 2018.

Leonard James Wudel, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD JAMES WUDEL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY