Return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

(2)

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $319,900.00

Affiant

Subscribed and sworn to before me this 1st day of May, 2019.

Notary Public
My commission expires: 6-21-20

Karen Johnson | Davidson County
Batch# 228213 | DEEDWARR
05/10/2019 08:46:14 AM | 3 pgs
Fees: $18.00 Taxes: $1,183.63
20190510-0043883

BRANDIE A PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles D. Bufalino 5605 Fairhaven Drive Nashville, TN 37211	New owner	161-10-0B-077.00-CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Luda Zwilling, a married woman and Alex Moss, a single man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Charles D. Bufalino and Kelly E. Bufalino, husband and wife, as Tenants in Common,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 268 on the Plan of Second Revision Phase Six Villages of Brentwood of record in Plat book 6900 Page 316, 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 Luda Zwilling and Alex Moss, as tenants in common with rights of survivorship by Quitclaim Deed from Luda Zwilling, an unmarried woman, of record in Instrument No. 20180702-0063864, Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on July 02, 2018.

Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

This conveyance is made subject to the following:

1. Restrictions for Villages of Brentwood of record in Book 6143 Page 11 and amended in Book 8507 Page 831

2. Charter for Villages of Brentwood Homeowners Association of record in Book 6158 Page 352

This property is improved property known as 5605 Fairhaven Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of April, 2019.

Luda Zwilling by Alex Moss her attorney in fact
Luda Zwilling by Alex Moss, her Attorney-In-Fact

Alex Moss

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~WILLIAMSON~~ Bucks

On this 30th day of April, 2019, before me personally appeared Alex Moss 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 Luda Zwilling acknowledged that such person executed the same as the free act and deed of Luda Zwilling.

Witness my hand, at office, this 30th day of April, 2019.

Elizabeth A Gimelson
Notary Public

My Commission expires Aug 25th 2019

Commonwealth of Pennsylvania – Notary Seal
Elizabeth A Gimelson, Notary Public
Bucks County
My Commission Expires August 25, 2019
Commission Number 1292831

STATE OF Pennsylvania
COUNTY OF Bucks

On this 30th day of April, 2019, before me personally appeared Alex Moss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of April, 2019.

Notary Signature
My commission expires: Aug 25th 2019

Commonwealth of Pennsylvania – Notary Seal
Elizabeth A Gimelson, Notary Public
Bucks County
My Commission Expires August 25, 2019
Commission Number 1292831