Karen Johnson Davidson County
Batch# 332911 DEEDWARR
12/20/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20191220-0131696

WARRANTY DEED

JOHN PARKER NOTARY PUBLIC STATE OF TENNESSEE CLAIBORNE COUNTY

R-WR-19-2437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th 20th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-20-21
(AFFIX SEAL)

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)
David B. Sundermann and Molly E. Sundermann	The Huntington National Bank	
(NAME) **2437 Chapman Drive**	(NAME) 5555 Cleveland Ave	**083-12-OH-002.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Columbus, OH 43231	
(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, **JON WOLFE NELSON, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID B. SUNDERMANN AND MOLLY E. SUNDERMANN, 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 Unit B, Townhomes at 2435 Chapman Drive, as shown in the Declaration of Covenants, Conditions and Restrictions for 2435 Chapman Drive, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160608-0057909, 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 Gino Trunzo and Jon Wolfe Nelson, a married couple by Warranty deed from Cole Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20170406-0033691 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 06, 2017.

The said Gino Trunzo having since died on November 13, 2018, leaving the said Jon Wolfe Nelson as the sole surviving Tenant by the Entirety.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2331, Page 7, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160608-0057909, Register's Office for Davidson County, Tennessee
- Charter of Townhomes at 2435 Chapman Drive of record in Instrument Number 20160608-0057910, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, Page 78 and Book 4015, page 25, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 2437 Chapman Drive, Nashville, Tennessee 37206.

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 13th DAY OF DECEMBER, 2019.

Jon Wolfe Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON WOLFE NELSON, 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 13th of December, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

True Copy Certification

I, Lynn Vaught, 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 herewith 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 Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught, 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: 5-23-23

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY