Karen Johnson Davidson County
Batch# 391581 DEEDWARR
04/24/2020 04:03:41 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20200424-0043471

WARRANTY DEED

ADAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

W-SB-EXIT-20-735-100

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)
Harold J. Yengle Vargas Machuca and Viridiana Yengle	**Pinnacle Bank**	
(NAME) **735 Tulip Grove Road #100**	(NAME) **PO Box 702726**	**075-12-0F-001.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Dallas, TX 75370**	
(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, **ADAM ATTILA SZINGER AND WIFE, ADRIENNE MARIE SZINGER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAROLD J. YENGLE VARGAS MACHUCA AND VIRIDIANA YENGLE, 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. 1, A/K/A Unit No. 100 on the Boundary Exhibit of Unit Foundations, Tulip Cove Townhomes, a horizontal property regime with private elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Tulip Cove of record in Instrument No. 20050525-0059119, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Adam Attila Szinger and wife, Adrienne Marie Szinger by Warranty Deed from Nicholas A. Rogers, a married person of record in Instrument No. 20161107-0117405 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 07, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20050525-0059119 and Boundary Survey recorded in Instrument No. 20050517-0055768, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119, Instrument Number 20080103-0000699; and Instrument Number 20120521-0043906, Register's Office for Davidson County, Tennessee.
- Plumbing Permit of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160301-0019393, 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: **735 Tulip Grove Road #100, Hermitage, Tennessee 37076**.

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 17th DAY OF APRIL, 2020.

Adam Attila Szinger by John Gleaves,
Attorney in Fact

Adrienne Marie Szinger by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADAM ATTILA SZINGER AND ADRIENNE MARIE SZINGER, and who acknowledged he/she/they executed the same as the free act and deed of the said ADAM ATTILA SZINGER AND ADRIENNE MARIE SZINGER.

Witness my hand and official seal, this the 17th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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