WARRANTY DEED

Karen Johnson Davidson County
Batch# 453806 DEEDWARR
08/10/2020 01:52:44 PM 2 pgs
Fees: $13.00 Taxes: $921.30

20200810-0088829

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2021

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson (RT)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellesse Akre	new owner	
(NAME)	(NAME)	
3058 Whitland Crossing Drive		096090B029.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, **We John J. Simonetti and Carolyn E. Simonetti, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ellesse Akre, single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 3058, Donelson's Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument Nos. 20070712-0083113, 20070816-0098067 & 20101026-0085599, Scrivener's Affidavit of record in Instrument No. 20101112-0091023 and in Instrument No. 20171013-0105416, Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to John J. Simonetti and Carolyn E. Simonetti, husband and wife by Warranty Deed from Janice K. Staggs, Trustee of the Billie B. Roney, Irrevocable living trust, dated 08/06/2018, and recorded 08/09/2018 of record in Deed Instrument 201808090078598, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200605310063577, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200707030079564, and amended recorded in Instrument 200707120083113, and Instrument 200708160098067, Instrument 201010260085599, and Scrivener's Affidavit recorded in Instrument 201011120091023, and Instrument 201710130105416, Register's Office for Davidson County, Tennessee. Boundary Plat of record in Instrument 200704300051183, Register's Office for Davidson County, Tennessee. Rights of others under the terms and conditions contained in the Charter of record in Instrument 200707030079444, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Instrument 200703020025663, Register's Office for Davidson County, Tennessee

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-VRBS-20-3058

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3058 Whitland Crossing Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 5th day of August, 2020.

John J. Simonetti

Carolyn E. Simonetti

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Simonetti and Carolyn E. Simonetti, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of August, 2020.

Notary Public:

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122