WARRANTY DEED

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Y-SB-VRES-20-3535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: (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)
Bruce Weimer	New Owner	
(NAME)	(NAME)	**022-05-0A-001.00-CO**
3535 Old Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, **ELLEN J. JUNGLEN AND FERNANDO ROMERO CORDOBES, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE WEIMER, SINGLE MAN,** 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 A, of Homes at Old Clarksville Pike, as shown as Exhibit "B" of the Declaration of Covenants, Conditions and restrictions for Homes at Old Clarksville Pike, of record in Instrument No. 20200219-0018663, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Jonathan T. Ulyatt, a married man by Warranty deed from Guy E. Bates, Jr., unmarried of record in Instrument No. 20170908-0092555 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 08, 2017.

Being part of the same property conveyed to Ellen J. Junglen and Fernando Romero Cordobes, wife and husband by Warranty deed from Jonathan T. Ulyatt, a married man of record in Instrument No. 20180905-0087990 Register's Office for Davidson County, Tennessee, dated August 29, 2018 and recorded on September 05, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200219-0018663, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200304-0023963, 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: **3535 Old Clarksville Pike, Joelton, Tennessee 37080**.

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.

Karen Johnson Davidson County
Batch# 460321 DEEDWARR
08/19/2020 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200819-0093618

Witness my/our hand(s) this the 18th DAY OF AUGUST, 2020.

Ellen J. Junglen by Paul Hinman, Attorney-In-Fact

Fernando Romero Cordobes by Paul Hinman, 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, PAUL HINMAN, 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 ELLEN J. JUNGLEN AND FERNANDO ROMERO CORDOBES, and who acknowledged he/she/they executed the same as the free act and deed of the said ELLEN J. JUNGLEN AND FERNANDO ROMERO CORDOBES.

Witness my hand and official seal, this the 18th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

