Karen Johnson Davidson County
Batch# 501572 DEEDWARR
10/26/2020 12:04:30 PM 2 pgs
Fees: $13.00 Taxes: $1,615.05
20201026-0123806

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 06/26/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary L. Gureasko and Charles C. Wilrycx	FirstBank	Parcel ID: 090 15 0C 002.00
(NAME) 615 River Rouge Drive	(NAME) 318 Seaboard Lane, Suite 205	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenny Wallace**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary L. Gureasko and Charles C. Wilrycx, joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of The Townhomes at 615 River Rouge Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes at 615 River Rouge Drive, a Horizontal Property Regime, of record in Instrument No. 20191120-0120021, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kenny A. Wallace by Warranty Deed from Music City Holdings, LLC a Texas limited liability company, of record in Instrument No. 20191209-0126575, in the Register's Office of Davidson County, Tennessee, dated December 5, 2019 and recorded on December 9, 2019.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from MTA Acquisitions, LLC, a Tennessee limited liability company, of record in Instrument No. 20191209-0126574, in the Register's Office of Davidson County, Tennessee, dated December 5, 2019 and recorded on December 9, 2019.

Being part of the same property conveyed to MTA Acquisitions LLC, a Tennessee limited liability company, by Warranty Deed from Audrey C. Moody, unmarried, of record in Instrument No. 20191104-0113485, in the Register's Office of Davidson County County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.

Being part of the same property conveyed to Audrey C. Moody, by Quitclaim Deed from Thomas H. Womack, Melissa Womack, and Audrey C. Moody, of record in Instrument No. 20080804-0080259, in the Register's Office of Davidson County, Tennessee, dated July 28, 2008 and recorded on August 04, 2008.

Being part of the same property conveyed to Thomas H. Womack, IV and Melissa J. Womack, 1/2 interest, by Quitclaim Deed from Audrey C. Moody, of record in Book 7304, Page 154, in the Register's Office of Davidson County, Tennessee, dated July 20, 1987 and recorded on July 23, 1987.
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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 615 River Rouge Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 21 day of October, 2020

Kenny Wallace

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Kenny Wallace personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FRN-2012533FC

My Commission Expires: 7/22/2022