Karen Johnson Davidson County
Batch# 522140 DEEDWARR
11/30/2020 12:40:07 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20201130-0138980

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $775,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/3/21

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

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2070LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Priya Ollapally Wellington and Oliver Wellington	new owners	
3328 Acklen Avenue		104 06 0 121.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NICHOLAS RANDOLPH GERSTLE AND JERI LEIGH RICE, N/K/A JERI LEIGH GERSTLE*, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PRIYA OLLAPALLY WELLINGTON AND OLIVER WELLINGTON, WIFE AND HUSBAND

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:

Land in Davidson County, Tennessee, being the Westerly part of Lot 97 and the Easterly 20 feet to Lot 98, Bransford Realty Co's West End Heights Subdivision, a plan of which is recorded in Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee, and being the Easterly portion of the Resubdivision of Lots 97 and 98 of said subdivision, of record in Book 3500, Page 85. Said property, according to said recorded plan of Resubdivision fronts 76.0 feet along a curve on the Northerly side of Love Circle and extends back N 23 degrees 45' W 163.00 feet on the Westerly line and N 13 degrees 50' E 150.00 feet on the Easterly line to an alley, measuring a total of 40 feet thereon along a broken line, N 77 degrees W 20 feet along the rear of Lot 97 and N 67 degrees 26' W 20 feet along the rear of Lot 98.

Being the same property conveyed to Nicholas Randolph Gerstle, an unmarried man and Jeri Leigh Rice,* an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Joseph M. Ayotte and wife, Rebecca J, Ayotte, of record in Instrument No. 20140226-0016480, in the Register's Office of Davidson County, Tennessee, dated February 18, 2014 and recorded on February 26, 2014.

* Jeri Leigh Rice having since married Nicholas Randolph Gerstle, is now known as Jeri Leigh Gerstle.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S WEST END HEIGHTS SUBDIVISION, as recorded in Plat Book 332, Page(s) 124 and 125.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 98 & A PART OF LOT 97 OF BRANSFORD'S WEST END HEIGHTS, as recorded in Plat Book 3500, Page 85.

OVRS 20 3328
FILE #:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This is improved property known as 3328 Acklen Avenue, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 13th day of November, 2020.

Nicholas Randolph Gerstle

Nicholas Randolph Gerstle

Jeri Leigh Rice n/k/a Jeri Leigh Gerstle

Jeri Leigh Rice, n/k/a Jeri Leigh Gerstle

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NICHOLAS RANDOLPH GERSTLE AND JERI LEIGH RICE n/k/a JERI LEIGH GERSTLE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of November, 2020.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

Notary Public

My Commission Expires: