Karen Johnson Davidson County
Batch# 579564 DEEDWARR
02/26/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210226-0024907

WARRANTY DEED

O-SB-KW-21-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03 08 2022
(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)
Marc Russomanno and Liana Lutz	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	**091-05-0A-004.00-CO**
209 Errol Ln	8024 CALVIN HALL RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	INDIAN LAND, SC 29707	
(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, **JONATHAN N. UPLEGER, A MARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC RUSSOMANNO, AN UNMARRIED MAN AND LIANA LUTZ, AN UNMARRIED WOMAN**, 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. 4 on the Plan of Final Plat of Sylvan Heights Phase One of record in Plat Book 6900, Page 663, and amended in Book 6900, Page 676, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan N. Upleger by Quitclaimm deed from Allison J. Zamorski of record in Instrument No. 20150715-0068785 Register's Office for Davidson County, Tennessee, dated July 07, 2015 and recorded on July 15, 2015. Jonathan N. Upleger and Jonathan Neil Upleger are one and the same.

NOTE: ALEXANDRA MEISLER UPLEGER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 663 and amended in Book 6900, Page 676, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7568, Page 400, amended in Book 7888, Page 831 and Book 8268, Page 626, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Terms and Provisions of the Articles of Incorporation of Sylvan Heights Homeowners Association of record in Book 7601, Page 632, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Driveway of record in Book 7843, Page 100, in the aforesaid Register's Office.
- Quitclaim Deed to Homeowners Association for common space of record in Book 7710, Page 509, corrected in Book 7732, Page 757, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7497, Page 42, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Errol Ln, Nashville, Tennessee 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 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 24 DAY OF FEBRUARY, 2021.

Jonathan N. Upleger

Alexandra Meister Upleger, by her attorney in fact

Alexandra Meisler Upleger, by her attorney in fact Jonathan Neil Upleger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN N. UPLEGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN N. UPLEGER, 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 ALEXANDRA MEISLER UPLEGER, and who acknowledged he/she/they executed the same as the free act and deed of the said ALEXANDRA MEISLER UPLEGER.

Witness my hand and official seal, this the 24th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

