WARRANTY DEED

Karen Johnson Davidson County
Batch# 588955 **DEEDWARR**
03/10/2021 03:11:18 PM 2 pgs
Fees: $13.00 Taxes: $3,633.40

20210310-0031793

File No.: AGL-20-3507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $982,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eli J. Richardson and Erin M. Richardson	new owners	117 09 0 009.00
(NAME)	(NAME)	
3507 Wimbledon Road Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

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, I/WE, **STEVE CONDURELIS AND SPOUSE, GAYE G. CONDURELIS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ELI J. RICHARDSON AND ERIN M. RICHARDSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 Lots Nos. 31, 32, 33 and 34 on Block "F" on the Plan of Woodmont Acres, of record in Book 843, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Steve Condurelis and spouse, Gaye G. Condurelis, by Warranty Deed from Mary Beatty McLaughlin, married, dated January 10, 2006, recorded January 11, 2006, in Instrument No. 20060111-0004365, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3507 Wimbledon Road, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 GRANTEES, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-TAG-20-3507

Witness my/our hand(s) this 8th day of March, 2021

Steve Condurelis

Gaye G. Condurelis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2021, before me personally appeared Steve Condurelis and Gaye G. Condurelis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of March, 2021.

Notary Signature
My commission expires: 3/9/2021

