Karen Johnson Davidson County
Batch# 628945 DEEDWARR
05/04/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20210504-0059878

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.24 (AFFIX SEAL)

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-17-2024

W-SB-CR-21-760

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2002 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mackinley Maguire and Emily Cullum	Same As Owner	
(NAME)	(NAME)	**105-10-0C-306.00-CO**
760 Wedgewood Park Apt 306		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **AARON D. TURNER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MACKINLEY MAGUIRE AND EMILY CULLUM, JOINT TENANTS,** 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 and being a certain condominium unit located in Davidson County, Tennessee, being Unit No. 306 of Wedgwood Park, 2nd Amendment, a condominium, as set forth in the Master Deed establishing Wedgwood Park of record in Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20050510-0052804, Instrument No. 2006026-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044, Instrument No. 20110329-0024200, and Instrument No. 20141024-0098148, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq. as amended, together with an undivided percentage interest in the Common elements shown on Exhibit "E3" of said Master Deed, as amended, said Unit 306 also being shown as part of Exhibits "El" and E2" of said Master Deed.

Being the same property conveyed to Aaron D. Turner by Warranty Deed from Julie L. Turner and Bryan D. turner of record in Instrument No. 20190409-0032164 Register's Office for Davidson County, Tennessee, dated April 02, 2019 and recorded on April 09, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Boundary plan of record in Instrument No. 20110627-0048884, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Exhibits "E 1" and "E 2" to Master Deed in Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Wedgewood Park of record in Instrument No. 20050510-0052804, amended in Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office for Davidson County, Tennessee.
- Charter for HOA recorded as Exhibit "B" to Master Deed and Amendment recorded in Instrument No. 20050524-0058684 and in Instrument No. 20070206-0015559, Register's Office for Davidson County, Tennessee.
- Agreement of Developer's Rights of record in Instrument No. 20070730-0090189 and Instrument No. 20081205-0118096, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, Inc. of record in Instrument No. 20130517-0050097, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by

Ordinance No. BL-2000-476 of record in the Metropolitan Clerk'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: **760 Wedgewood Park Apt 306, Nashville, Tennessee 37203**.

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 3rd DAY OF MAY, 2021.

Aaron D. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON D. TURNER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 21st day of April 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My Commission Expires: March 17, 2024