WARRANTY DEED

Karen Johnson Davidson County
Batch# 639122 DEEDWARR
05/18/2021 03:37:58 PM 2 pgs
Fees: $13.00 Taxes: $2,064.23

20210518-0067407

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Joseph Ceremsak	new owner	
(NAME)	(NAME)	
3510 B Wrenwood Drive		1040N00600CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARIA SANTA MANGIONE, UNMARRIED AND LOUIS MANGIONE AND KATHLEEN MANGIONE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN JOSEPH CEREMSAK, AN UNMARRIED MAN,** 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. 3510-B of Wrenwood Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Wrenwood Place Townhomes, a Horizontal Property Regime, of record in Instrument No. 20130612-0059665, as supplemented in Instrument No. 20131203-0123095, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to the aforementioned supplemental Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Maria Santa Mangione, unmarried, Louis Mangione and wife, Kathleen Mangione, by Warranty Deed from Jeffrey Zeitlin, unmarried, of record in Instrument No. 20140805-0070398, in the Register's Office of Davidson County, Tennessee, dated July 25, 2014 and recorded on August 5, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3510 B Wrenwood Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-3B-VREES-21-3510B

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 my hand this 14th day of May, 2021

MARIA SANTA MANGIONE

LOUIS MANGIONE

KATHLEEN MANGIONE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria Santa Mangione, Louis Mangione and Kathleen Mangione, the bargainors, with whom I am personally acquainted or proved to me 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 this 14 day of May, 2021.

Commission expires:

Notary Public