# WARRANTY DEED

Karen Johnson Davidson County
Batch# 669894 DEEDWARR
07/01/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,048.63
20210701-0089637

MST 2021-0250

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,685.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JUNE, 2021

Notary Public

MY COMMISSION EXPIRES: 10.20.2024

(AFFIX SEAL)

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott Joseph Kudiais | Movement Mortgage, LLC | |
| (NAME) | (NAME) | |
| 3105 Morning Stroll Drive | 8024 Calvin Hall Rd | 084-05-0B-008.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Indian Land, SC 29707 | |
| (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, **East Greenway Park, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Joseph Kudialis, unmarried,** 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 Unit No. 8 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160707-0069540, amended in Instrument No. 20161020-0110945, in the Register's Of for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to East Greenway Park, LLC by Warranty deed from Gay M. Hurt, Camille M. Demonbreun, Betty M. West and Ruth M. Edwards of record in Instrument No. 20130508-0046306 Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 08, 2013.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160707-0069540, amended in Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee. All matters of record in Book 161, Page 163, Instrument No. 20160706-0069097 and Instrument No. 20170216-0016159, in the Register's Office for Davidson County, Tennessee. Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20141205-0111597, in the Register's Office for Davidson County, Tennessee. Charter for East Greenway Park Owner's Association, Inc. of record in Instrument No. 20170809-0081522 and Article of Correction in Instrument No. 20170818-0085273, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 3435, Page 46, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 3430, Page 142 and Book 4925, Page 655, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4008, Page 188, Book 4008, Page 192 and Book 4008, Page 196, in the Register's Office for

Davidson County, Tennessee. Sanitary Sewer and/or Drainage Easement of record in Book 4007, Page 49 and Book 4007, Page 53, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20181029-0106559, in the Register's Office for Davidson County, Tennessee.

This property, known as 3105 Morning Stroll Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (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 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/our hand(s) this 28 DAY OF JUNE, 2021.

East Greenway Park, LLC

BY: Yvette M. Authorized Agent

Yvette Meldrum, Authorized Agent

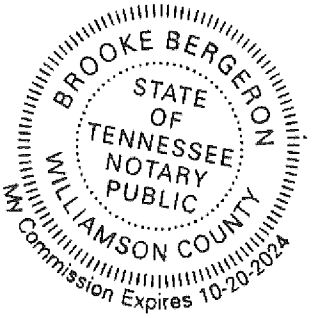
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of June, 2021.

Notary Public

My commission expires: 10.20.2024



**True Copy Certification**

I, Yvette Meldrum, 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 on June 28, 2021

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 10-20-2024

