Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 36416-06-2021

Karen Johnson Davidson County
Batch# 680059 **DEEDWARR**
07/20/2021 11:41:20 AM 3 pgs
Fees: $18.00 Taxes: $1,016.39

20210720-0097111

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $274,700.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sally Ann Landerville, and Jon Brian Landerville, Trustees 1900 Richard Jones Rd., V12 Nashville, TN 37215	New Owner 1508 Via Montemar Palos Verdes Estates, CA 90274	Map and Parcel No.: 117150A02400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Wellerding, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sally Ann Landerville and Jon Brian Landerville, Trustees of the Landerville Living Trust, U/A dated August 1, 2008** ("Grantee"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1900 Richard Jones Rd., V12, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This property is not now, nor has it ever been the marital residence of Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2021.

Robert Wellerding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Wellerding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Parcel No. 24, Unit No. F-4 on the Plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, and Book 9830, page 181, said Register's Office.

Being the same property conveyed to Robert Wellerding by deed dated June 17, 2002 from Alma K. Biles, unmarried of record in Instrument No. 20020617-0073326, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Green Hills Terrace, of record in Book 5304, page 702, amended in Book 7841, page 557, and Book 9830, page 181, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 64, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3879, page 569, Register's Office for Davidson County, Tennessee.
6. Easement for common use of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.