WARRANTY DEED

RHONDA M. TANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

JM-VRES-21-1322-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 700248 DEEDWARR
08/18/2021 10:31:09 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20210818-0111635

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Nicholas Souder	**NEW OWNER**	
(NAME)	(NAME)	
1322 Concord Mill Ln		**172-12-0D-595.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **CASEY STEVEN PUCCIO AND AUTUMN BROOKE TANNEY PUCCIO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS SOUDER, AN UNMARRIED MAN,** 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, being Condominium No. 317-R of the Town Center at Lenox Village, shown as part of Unit H on Exhibit B of Instrument No. 20070830-0 104305 and Instrument No. 20070830-0 104306 in the Register's Office for Davidson County, Tennessee, annexing lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427, said Registers Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 20070830-0 104305 and Instrument No. 20070830-0104306 amend the Supplemental Instruments of record as Instrument No. 20070103-0001283 and Instrument No. 20070103-0001284 in said Registers Office.

Being the same property conveyed to Casey Steven Puccio and Autumn Brooke Tanney Puccio, husband and wife by Warranty deed from Kristin McLaughlin, married of record in Instrument No. 20190418-0036029 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 18, 2019.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years.
• Plan of record in Plat at Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee.
• Master Deed establishing a Horizontal Property Regime of Lenox Village, A Traditional Neighborhood Development of record in Instrument Number 20020315-0032825, supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, supplemented in Instrument No. 20040526-0062220, corrected in Instrument No. 20050113-0005133, amended in Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306 as corrected by Scrivener's Affidavit in Instrument No. 20070924-0113721, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20060612-0069716, First Supplement in Instrument No. 20070103-0001283, as amended in Instrument No. 20070830-0104305, as corrected by Scrivener's Affidavit in Instrument No. 20070924-0113720, Register's Office for Davidson County, Tennessee.
• Charter for Lenox Village Neighborhood Association, Inc., in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010819-0100851, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement in Instrument No. 20040305-0025146, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to HOA of record in Instrument Number 20180416-0035579, in the Register'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: **1322 Concord Mill Ln, Nashville, Tennessee 37211**.

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 16th DAY OF AUGUST, 2021.

Casey Steven Puccio

Autumn Brooke Tanney Puccio by Casey Steven Puccio, POA
Autumn Brooke Tanney Puccio
by Casey Steven Puccio as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY STEVEN PUCCIO, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY STEVEN PUCCIO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AUTUMN BROOKE TANNEY PUCCIO, and who acknowledged he/she/they executed the same as the free act and deed of the said AUTUMN BROOKE TANNEY PUCCIO.

Witness my hand and official seal, this the 16th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

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

Davidson County, Tennessee.
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Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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