THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736157** Karen Johnson Davidson Courty Batch# 703291 **DEEDWARR** 08/24/2021 10:32:57 AM 2 pgs Fees: $13.00 Taxes: $1,235.80 20210824-0114117	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $334,000.00 Affiant Subscribed and sworn to before me, this 19th day of August, 2021. Notary Public My Commission Expires: 5/5/25 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Matthew Dudas 8313 Saint Danasus Drive Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Better Mortgage 2704 Alt 19 North Palm Harbor FL 34683	Tax Information: Tax Parcel ID No. 173 09 0A 242.00

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, **Adam Joseph Bucy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Dudas, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 183, on the Plan of Revision to Lots 177 Through 188, Phase "E" Lenox Village, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate Legal description.

Being the same property conveyed to Adam Joseph Bucy, unmarried, by Warranty Deed from Carter L. Bradley, unmarried, of record in Instrument No. 20090827-0080568, in the Register's Office of Davidson County, Tennessee, dated August 19, 2009 and recorded on August 27, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lenox Village, as recorded in Plat Book 20040726-0088981, Page(s) .

Declaration of Covenants, Conditions and Restrictions recorded in 20020315-0032826 and Supplemental in Instrument No. 20021226-0158458.

Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Instrument No. 20020315-0032825 as Supplemental in Instrument No. 20021226-0158459.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

This is improved property located at 8313 Saint Danasus Drive Nashville TN 37211

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0 VRES 218313

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of August, 2021.

Adam Joseph Bucy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Joseph Bucy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2021.

Notary Public
My Commission Expires: _____

