WARRANTY DEED

Karen Johnson Davidson County
Batch# 703810 DEEDWARR
08/24/2021 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210824-0114390

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/25
(AFFIX SEAL)

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-071522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elise Russo	Bank of America, N.A.	
(NAME) 1055 Treaty Oaks Dr	(NAME) TX2-979-01-02, 4500 Amon Carter Blvd.	091-06-0L-031.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERICA COLLEEN VOGLER WARREN AND JACK TOMBLIN WARREN, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISE RUSSO, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 31 of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Treaty Oaks Cottages, a Horizontal Property Regime, of record in Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651; Instrument No. 20150814-0081914; Instrument No. 20160826-0089501; Instrument No. 20160922-0099884; Instrument No. 20180725-0072479 and Instrument No. 20190228-0018398, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Erica Vogler, a single woman by Warranty deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180419-0037064 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 19, 2018. And further, being the same property conveyed to Erica Colleen Vogler Warren and Jack Tomblin Warren, wife and husband by Quitclaim deed from Erica Vogler, n/k/a Erica Collen Vogler Warren, married of record in Instrument No. 20200529-0055662 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 29, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 1055 Treaty Oaks Dr, Nashville, TN 37209

(House No.) (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 the 20th day of August, 2021

Erica Colleen Vogler Warren
Erica Colleen Vogler Warren

Jack Tomblin Warren by Erica Colleen Vogler, Attorney In Fact
Jack Tomblin Warren by Erica Colleen Volger Warren, Attorney-In-Fact

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Erica Colleen Vogler Warren, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2021.

Notary Public

My Commission Expires: 6/15/26

(SEAL)

EMILY M MARCUM
My Commission Expires
NOTARY PUBLIC
06-15-2026
STATE OF SOUTH CAROLINA

STATE OF South Carolina
COUNTY OF Greenville

On this the 20th day of August, 2021, before me personally appeared Erica Colleen Vogler Warren 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 Jack Tomblin Warren and who acknowledged she executed the same as the free act and deed of the said Jack Tomblin Warren.

Witness my hand and official seal, this the 20th day of August, 2021.

Notary Public

My Commission Expires: 6/15/26

(SEAL)

EMILY M MARCUM
My Commission Expires
NOTARY PUBLIC
06-15-2026
STATE OF SOUTH CAROLINA

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-20-2021.

Affiant
Date: August 24, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of August 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY