Karen Johnson Davidson County
Batch# 715059 DEEDWARR
09/13/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210913-0122590

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: June 21, 2022

LESLIE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SEAL

W-CBB-21-7617

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:	MAP / PARCEL NUMBER (S)
RoseMarie D'Angelo	**New Owner**	
(NAME)	(NAME)	**141-15-0D-031.00-CO**
7617 Staffordshire Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **CHARLES JUDE PRUSINOWSKI, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSEMARIE D'ANGELO,** 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 Lot No. 31 on the Plan of Final P.U.D. Plan, Phase I, "Sheffield on the Harpeth" of record in Plat Book 6900, Page (s) 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Jude Prusinowski and wife, Jeanine F. Westlake Prusinowski by Warranty deed from William G. Ezell, married of record in Book 10805, page 338, Register's Office for Davidson County, Tennessee, dated February 20, 1998 and recorded on February 23, 1998.

Being the same property conveyed to Charles Jude Prusinowski, a single man by Quitclaim Deed from Jeanine F. Westlake Prusinowski of record in Instrument No. 20180924-0094507 Register's Office for Davidson County, Tennessee, dated September 17, 2018 and recorded on September 24, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 410 and 411, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Survey Plat of record in Plat Book 6900, Page 395, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6925, Page 900, Book 7145, Page 954, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7145, Page 964 and Book 8146, Page 463, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6939, Page 983, in the Register's Office for Davidson County, Tennessee.
- Unanimous Consent of the Directors of Sheffield on the Harpeth Homeowner's Association, Inc. of record in Book 8276, Page 238, in the Register's Office for Davidson County, Tennessee.
- Easement for water line granted to Harpeth Valley Utilities District of record in Book 5738, Page 829, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 4136, Page 525, in the Register's Office for Davidson County, Tennessee.
- TVA Easement and Right of Way of record in Book 4279, Page 731, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 8569, Page 481, 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: **7617 Staffordshire Drive, Nashville, Tennessee 37221**.

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 8th DAY OF SEPTEMBER, 2021.

Charles Jude Prusinowski

9/8/2021

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ McLennan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES JUDE PRUSINOWSKI, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2021.

Notary Public
My Commission Expires: 5/15/2022
(SEAL)

MICHAEL E THOMPSON
Notary ID #8367741
My Commission Expires
May 15, 2022

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

True Copy Certification

I, Leslie Smith, do hereby make oath that I am a licensed attorney and/or the 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 8th day of September, 2021.

Affiant Signature

9/8/21

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

