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WARRANTY DEED

Karen Johnson Davidson County
Batch# 715838 DEEDWARR
09/15/2021 08:39:42 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20210915-0123546

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2021.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca E. Bruccoleri	Synovus Bank	104 10 0C 005.00
(NAME)	(NAME)	
3525 Richardson Avenue	800 Shades Creed Pkwy MS101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ronald D. Wells and wife, Judith E. Wells,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rebecca E. Bruccoleri, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit Number 5 of Building D, on the plan of 2nd Revised Plan of Elmington Condominium, as of record in Plat Book 4660, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Ronald D. Wells and wife, Judith E. Wells, by Warranty Deed from Thomas R. Gildemeister and wife, Julia W. Gildemeister, of record in Book 11175, Page 800, in the Register's Office of Davidson County, Tennessee, dated October 28, 1998 and recorded on October 29, 1998.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 3525 Richardson Avenue, Nashville, TN 37205

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 our hands this 10th day of September, 2021.

Ronald D. Wells

Judith E. Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ronald D. Wells and wife, Judith E. Wells, the within named bargainor, with whom I am personally acquainted (or proved to me 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 10th day of September, 2021.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY