PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

WARRANTY DEED

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

B-VRE-21-1044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/25/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 721262 **DEEDWARR**
09/22/2021 09:51:54 AM 2 pgs
Fees: $13.00 Taxes: $1,335.70

20210922-0127194

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Rachel Ursitti and Michael Patrick Ursitti	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**058-09-0A-090.00-CO**
1044 Rambling Brook Rd	**4410 N. Ravenswood Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Chicago, IL 60640**	
(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, **JESSICA GOLDBERG, UNMARRIED AND JEREMY GOLDBERG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL URSITTI, AN UNMARRIED WOMAN AND MICHAEL PATRICK URSITTI, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 82 on the Plan of Creekside Trails, Phase 4 of record in Plat at Instrument No. 20050405-0037383, 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 Jessica Goldberg, unmarried and Jeremy Goldberg, unmarried, as tenants in common by Warranty deed from Tean Nhothsiri and Jasmine S. Nhothsiri, husband and wife of record in Instrument No. 20180522-0049022 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 22, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20000426-0041282 and as amended in Instrument No. 200020709-0082562, and Instrument No. 20050405-0037383, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000915-0092002, as amended in Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372 and Instrument No. 20061120-0143523, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument Number 20141218-0115782, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10871, Page 532 and Instrument No. 20011126-0128291, in the Register's Office for Davidson County, Tennessee.
- Assignment and Assumption of Declarant Right and Obligations of record in Instrument Number 20041229-0153373, in the Register's Office for Davidson County, Tennessee.
- Water Easement of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.
- Sewers Easement of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Instrument Number 20001011-0100954 and Instrument No. 20031010-0150887, 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: **1044 Rambling Brook Rd, Nashville, Tennessee 37218**.

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 21st DAY OF SEPTEMBER, 2021.

Jessica Goldberg

Jeremy Goldberg by Megan Paulus, Attorney in Fact

Jeremy Goldberg by Megan Paulus, 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, JESSICA GOLDBERG, 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 21st of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAULUS, 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 JEREMY GOLDBERG, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY GOLDBERG.

Witness my hand and official seal, this the 21st of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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