Karen Johnson Davidson County
Batch# 724650 DEEDWARR
09/27/2021 11:41:33 AM 2 pgs
Fees: $13.00 Taxes: $2,233.39
20210927-0129397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $603,618.00

Stephen Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 3-3-2025

(AFFIX SEAL)

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/03/2025 DAVIDSON COUNTY

File No. BC-21-1284

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cruz	New Owner	
(NAME)	(NAME)	
902 Spain Avenue		072-09-2U-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bruce Faulkner and Toni Faulkner, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Cruz, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B of 900 Spain Avenue Commons, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions 900 Spain Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171229-0132430, in the Register's Office for Davidson County Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being the same property conveyed to Bruce Faulkner and Toni Faulkner, husband and wife by Warranty deed from Mason Asset Group, LLC, a Tennessee limited liability company of record in Instrument No. 20181205-0118596 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 05, 2018.

This is property more commonly known as 902 Spain Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-CRE-21-917

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 this 17th day of September, 2021.

Bruce Faulkner by Josh Hunter as attorney in fact
Bruce Faulkner by Josh Hunter,
Attorney-In-Fact

Toni Faulkner by Josh Hunter as attorney in fact
Toni Faulkner by Josh Hunter,
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, the within named, Josh Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Bruce Faulkner, and that this instrument was executed on behalf of the said Bruce Faulkner for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book *____, page _____, in the Register's Office for Davidson County, Tennessee. * 20210927-0129396

Witness my hand, at office, this 17th day of September, 2021.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Josh Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Toni Faulkner, and that this instrument was executed on behalf of the said Toni Faulkner for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book *____, page _____, in the Register's Office for Davidson County, Tennessee. * 20210927-0129396

Witness my hand, at office, this 17th day of September, 2021.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025