WARRANTY DEED

Karen Johnson Davidson County
Batch# 729270 DEEDWARR
10/04/2021 10:49:11 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20211004-0132942

G-VRES-21-3511A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Jessica Rallo
Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

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)
Gabriel Ervin and Jessica Rallo	**Same as New Owner**	
(NAME) **3511 A Wrenwood Ave**	(NAME)	**104-01-0P-001.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **MARY MELISSA JACKSON-BOUCHARD AND DONALD E. BOUCHARD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABRIEL ERVIN AND JESSICA RALLO, HUSBAND AND WIFE,** 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 Unit A of 3511 Wrenwood Avenue Townhomes, a Condominium, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131016-0108244, Register's Office of Davidson County, Tennessee, which is more specifically shown on Exhibit C of the above referenced Declaration together with an undivided percentage interest in the common areas/elements appurtenant to said unit and set forth in the Declaration, reference is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner and the By-Laws of the Association of the Owners.

Being the same property conveyed to Mary Melissa Jackson-Bouchard and Donald E. Bouchard, wife and husband by Warranty deed from Shepley Heard, unmarried of record in Instrument No. 20170609-0058106 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 09, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 55, 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 20131016-0108244, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20131016-0108243, in the Register's Office for Davidson County, Tennessee.
- Easement to the City of Nashville for electric lines of record in Book 1133, Page 8, in the Register's Office for Davidson County, Tennessee.
- Easement to TVA/USA of record in Book 1136, Page 1, 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: **3511 A Wrenwood Ave, Nashville, Tennessee 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(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 29th DAY OF SEPTEMBER, 2021.

Mary Melissa Jackson-Bouchard

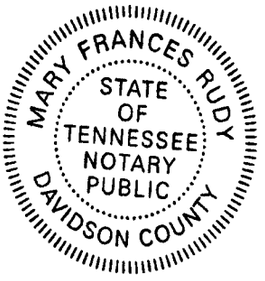
Donald E. Bouchard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MELISSA JACKSON-BOUCHARD, 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 29th of September, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

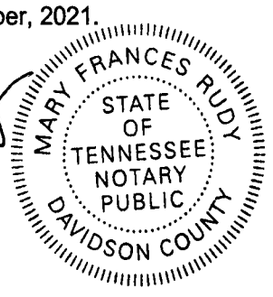


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD E. BOUCHARD, 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 29th of September, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
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Nashville, TN 37212