Karen Johnson Davidson County
Batch# 737905 DEEDWARR
10/15/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211015-0139149

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

O-CBB-21-735-345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF OCTOBER, 2021.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(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)
Cameron Rancudo and Mallory Rancudo	New Owner	
(NAME)	(NAME)	
735 Tulip Grove Rd #345		**075-12-0F-092.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **JOSHUA W. EVERSOLE AND ERIN K. EVERSOLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON RANCUDO AND MALLORY RANCUDO, 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 Lot 92 AKA Unit No. 345, as shown on the plan of Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument No. 20050525-0059119 and amended in Instrument No. 20080103-0000699, and Instrument No. 201205210043906, Register's Office for Davidson County. Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Joshua W. Eversole and Erin K. Eversole, husband and wife by Warranty deed from Jennifer Fox Fuller f/k/a Jennifer Fox Robertson, married of record in Instrument No. 20180129-0008815 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on January 29, 2018.

This conveyance is subject to:
• Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
• Subject to all matters shown on the Boundary Survey of record as Instrument Number 20050517-0055768, Register's Office of Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Tulip Cove Townhomes of record in Instrument Number 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee.
• Sanitary Sewer easement of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee.
• Utility codes letter of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20160301-0019393, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **735 Tulip Grove Rd #345, Hermitage, Tennessee 37076**.

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 13 DAY OF OCTOBER, 2021.

Joshua W. Eversole by his attorney in fact

Joshua W. Eversole, by his attorney in fact, Adam Jefferson

Erin K. Eversole by her attorney in fact

Erin K. Eversole, by her attorney in fact, Adam Jefferson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON , 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 JOSHUA W. EVERSOLE AND ERIN K. EVERSOLE, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA W. EVERSOLE AND ERIN K. EVERSOLE.

Witness my hand and official seal, this the 13th of October, 2021.

Stacey Denson Palmer

Notary Public
My Commission Expires: _____
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden**, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/13/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/13/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 **day of** October**,** 2021**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

