Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-P-21-122

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210937510**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2021. Notary Public My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 743230 DEEDWARR
10/25/2021 02:27:15 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20211025-0143312

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benita Muskollari and Xhonard Muskollari 122 Antler Ridge Circle Nashville TN 37214	*New Owner*	Tax Parcel ID No. 122-01-0A-490.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley Ronald Telesz and Kirsten Adamson, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Benita Muskollari and Xhonard Muskollari, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 79 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 20001011-0101044, as amended in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, said Register's Office, to which reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Regime, contained in the said Declaration, the Plan filed as Exhibit "B" to said First Supplement appearing at Page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at Page 32 of the Original Declaration, said Register's Office are incorporated in this Deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Bradley Ronald Telesz, unmarried and Kirsten Adamson, unmarried, as joint tenants with right of survivorship by Warranty deed from Marie Ellie Pratt and John F. Pratt, wife and husband of record in Instrument No. 20190607-0054487 Register's Office for Davidson County, Tennessee, dated June 04, 2019 and recorded on June 07, 2019.

The execution of this instrument is affected by the signature of Kirsten Adamson as Attorney-in-Fact for Bradley Ronald Telesz, which Power of Attorney is recorded in Instrument Number 20211025-0143311, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien now due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20020904-0107261, 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 No. 200006070056981, Instrument No. 200007110068562, Instrument No. 20001011-0101044, Instrument No. 20010510-0048792 and Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Woodland Point Homeowner's Association, Inc. of record in Instrument No. 20040615-0070768, Instrument No. 20080104-0001237, Instrument No. 20080521-0052236, Instrument No. 20090121-0005240, Instrument No. 20120518-0043315, Instrument No. 20130626-0065791 and Instrument No. 20001013-010200, in the Register's Office for Davidson County, Tennessee.

Charter of Woodland Point Homeowner's Association, Inc. of record in Instrument No. 20020222-6022862, Instrument No. 20020222-0022863 and Instrument No. 20040402-0037348, in the Register's Office for Davidson County, Tennessee.

Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument No. 20110328-0023393, in the Register's Office for Davidson County, Tennessee.
Landscape Agreement of record in Instrument No. 20000612-0058346, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20010124-0007201, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8332, page 982 and Instrument No. 20000419-0039023, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 122 Antler Ridge Circle Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of October, 2021.

Bradley Ronald Telesz by Kirsten Adamson Attorney in fact
as Attorney-in-fact

Kirsten Adamson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirsten Adamson , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bradley Ronald Telesz and that she is authorized by Bradley Ronald Telesz to execute this instrument on his behalf.

WITNESS my hand, at office, this 18th day of October, 2021.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kirsten Adamson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2021.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

My Commission Expires: _____