WARRANTY DEED

Karen Johnson Davidson County
Batch# 749221 DEEDWARR
11/04/2021 10:55:06 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20211104-0147568

O-PRE-21-527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/20/24
(AFFIX SEAL)

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

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
Angelica Brooks-James	the Mortgage Firm	
(NAME)	(NAME)	
527 Amquiwood Ct.	921 Douglas Ave, Ste 400	**042-08-0-102.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Altamonte Springs, FL 32714	
(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, **ALESSANDRO RUSTIONI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELICA BROOKS-JAMES, A SINGLE WOMAN,** 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. 17-B on the Plan of Zone Lot Division of Lot Nos. 1 thru 10, 15 thru 24 and 51 thru 60, Heritage Place of record in Plat Book 6250, Page 632, amending in Plat Book 5200, Page 628, 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 Alessandro Rustioni , married by Warranty deed from Albransco, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20181129-0116621 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on November 29, 2018.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

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 Plan of record in Plat Book 5200, Page 628 and Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6148, Page 537, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Deed of Dedication for water mains to Madison Suburban Utility District of record in Book 7379, Page 661, 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: **527 Amquiwood Ct., Madison, Tennessee 37115**.

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.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Witness my/our hand(s) this the 2nd DAY OF NOVEMBER, 2021.

Alessandro Rustioni, by his attorney in fact, Ryan Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN COOK, 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 ALESSANDRO RUSTIONI, and who acknowledged he/she/they executed the same as the free act and deed of the said ~~ALESSANDRO~~ RUSTIONI. **SPECIFIC POWER OF ATTORNEY RECORDED S IN INSTRUMENT NUMBER 20210916-0124855 .**

Witness my hand and official seal, this the 2nd of November, 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