WARRANTY DEED

Karen Johnson Davidson County
Batch# 752375 **DEEDWARR**
11/10/2021 09:29:10 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20211110-0150007

G-P-21-14

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(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)
Nicholas A. Cutaia	**Same as New Owner**	
(NAME)	(NAME)	**044-07-0A-007.00-CO**
141 Ambassador Private Circle		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **KARA D. TUALATAI, UNMARRIED AND JANIS WILLIAMSON, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS A. CUTAIA, MARRIED,** 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. 7 on the Plan of Final Plat of First Revision of Roehrig Estates Subdivision of record in Plat at Instrument No. 20150921-0095440, amending Instrument No. 20070828-0103140, and Amended in Instrument No. 20150205-0011029, 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 Charley Tualatai aka Charley O Tualatai and Kara D Tualatai, husband and wife and Janis Williamson, an unmarried person by Warranty deed from William Bryan Roehrig, Jr., Personal Representative of Estate of William Bryan Roehrig III and William Bryan Roehrig Jr., Heir at law of William Bryan Roehrig III of record in Instrument No. 20191104-0113155 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on November 4, 2019. The said Charley Tualatai having died on October 8, 2021 leaving said property to wife, Kara D. Tualatai as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 118, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20150921-0095440, amending Instrument No. 20070828-0103140 and Amended in Instrument No.20150205-0011029, 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 20170320-0026990, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20170519-0047879, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 20050818-0098293 and Instrument No. 20070423-0048045, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 1760, Page 542, in the Register's Office for Davidson County, Tennessee.
- Notice of Hold on Building Permits of record in Instrument Number 20191125-0121584, 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 **unimproved** property known as: **14 Roehrig Court, Old Hickory, Tennessee 37138**.

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 1st DAY OF NOVEMBER, 2021.

Kara D. Tualatai by Attorney in Fact

Kara D. Tualatai by Margaret Means,
Attorney in Fact

Janis Williamson by Attorney in Fact

Janis Williamson by Margaret Means,
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, Margaret Means, 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 KARA D. TUALATAI AND JANIS WILLIAMSON, and who acknowledged he/she/they executed the same as the free act and deed of the said KARA D. TUALATAI AND JANIS WILLIAMSON.

Witness my hand and official seal, this the 1st of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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