Karen Johnson Davidson County
Batch# 757154 DEEDWARR
11/17/2021 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,363.32
20211117-0153192

# WARRANTY DEED

ZANA C PETTY
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 $909,005.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0931

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Brett Murdock, an unmarried man | Truist Bank | Map: 105012B00200CO |
| (NAME)<br>1011 B Southside Ave. | (NAME)<br>PO Box 79041 | |
| (ADDRESS)<br>Nashville, TN 37203 | (ADDRESS)<br>Baltimore, MD 21279-0041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED NINE THOUSAND FIVE AND NO/100 DOLLARS ($909,005.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JAMES SUNSERI, UNMARRIED**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BRETT MURDOCK, AN UNMARRIED MAN**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1011-B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1011 Southside Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160603-0055881, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Sunseri, unmarried man, by deed from Cates Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180508-0043984, dated May 4, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters of record in Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee; (3) Charter for Southside Avenue Homeowners Association of record in Instrument No. 20160624-0064921 and Instrument No. 20170706-0067711, in the Register's Office for Davidson County, Tennessee; (4) Restrictions of record in Book 4220, Page 723, Book 6236, Page 263 and Book 6352, Page 350, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20160603-0055881, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1011 B Southside Ave., Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of November, 2021.

James Sunseri

STATE OF VERMONT
COUNTY OF CHITTENDEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Sunseri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of November, 2021.

My Commission Expires: 01/31/2023

Notary Public

**Certification of Recorded Documents**

I, Laura Hamann, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on November 10, 2021.

(AFFIANT) – Laura Hamann

11/10/2021
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 10th day of November, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY