WARRANTY DEED

Karen Johnson Davidson County
Batch# 762382 DEEDWARR
11/29/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20211129-0157295

B-FC-21-1519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/24/24
(AFFIX SEAL)

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Summer County

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)
LaElle Evelyn Hartman and Maximiliano Gabriel Gluzman	SAME	
(NAME)	(NAME)	**072-16-0N-001.00-CO**
1519 Wayne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **TORREY S. SHEPPARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAELLE EVELYN HARTMAN AND MAXIMILIANO GABRIEL GLUZMAN, 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1519 Wayne Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150408-0031005, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Torrey S. Sheppard, unmarried by Warranty deed from Jamie Day, unmarried and Nelson Andrew Beck, a married man of record in Instrument No. 20151222-0128756 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 22, 2015.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 79, 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 20150408-0031005 and First Amendment in Instrument No. 20160404-0031500, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160329-0029457, 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: **1519 Wayne Drive, Nashville, Tennessee 37206**.

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 12th DAY OF NOVEMBER, 2021.

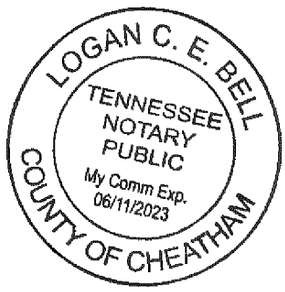
Torrey S. Sheppard by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 TORREY S. SHEPPARD, and who acknowledged he/she/they executed the same as the free act and deed of the said TORREY S. SHEPPARD.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, John A. Bell Jr, 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 NOV 12 2021 (date of document).

Affiant Signature

NOV 22 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of NOV, 2021.

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01/06/2025
NOTARY SEAL

Notary's Signature

MY COMMISSION EXPIRES: JAN 6 2025