Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 773379 **DEEDWARR**
12/14/2021 10:06:36 AM 2 pgs
Fees: $13.00 Taxes: $1,248.75

20211214-0165096

W-S-21-735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2021.

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 9-30-2024

(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)
Crystal Lynn Cardoni and John Michael Cardoni	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**075-12-0F-001.00**
411 Schooner Lane	**1749 Mallory Ln Ste 100**	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	**Brentwood, TN 37027**	
(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, **HAROLD J. YENGLE VARGAS MACHUCA AND VIRIDIANA YENGLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRYSTAL LYNN CARDONI AND JOHN MICHAEL CARDONI, WIFE AND HUSBAND,** 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. 1 a/k/a Unit No. 100 on the plan of Tulip Cove, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Tulip Cove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Harold J. Yengle Vargas Machuca and Varidiana Yengle, husband and wife by Warranty Deed from Adam Attila Szinger and wife, Adrienne Marie Szinger of record in Instrument No. 20200424-0043471 Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on April 24, 2020.

****Varidiana Yengle is also known as Viridiana Yengle**

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20050525-0059119 and Boundary Survey recorded in Instrument No. 20050517-0055768, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119, Instrument Number 20080103-0000699; and Instrument Number 20120521-0043906, Register's Office for Davidson County, Tennessee.
- Plumbing Permit of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160301-0019393, 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: **735 Tulip Grove Road #100, Hermitage, Tennessee 37076**.

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 10th DAY OF DECEMBER, 2021.

Harold J. Yengle Vargas Machuca

Viridiana Yengle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

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Nashville, TN 37212