Karen Johnson Davidson County
Batch# 785866 DEEDWARR
01/10/2022 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20220110-0002658

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36791-11-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this ~~transfer~~ is: $250,000.00. Affiant Subscribed and sworn to before me this 21st day of December, 2021. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marco Sedda Barbara Deggelman 7306 Weston Way Nashville, TN 37221	United Wholesale Mtg. 585 S. Boulevard E Pontiac, Michigan 48341	Map and Parcel No.: 142 10 0A 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Phillip Weldon and Kathryn Lynne Weldon, heirs at law of Aimee K. Weldon (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Marco Sedda, a married man ("Grantee")**, his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7306 Weston Way, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument, made effective as of the 21st day of December, 2021.

GRANTORS:

Robert Phillip Weldon

Kathryn Lynne Weldon

STATE OF FLORIDA

COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Phillip Weldon and Kathryn Lynne Weldon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2021.

Wanda L. Collins
Notary Public
My Commission Expires:

WANDA L. COLLINS
Notary Public - State of Florida
Commission # HH 155331
My Comm. Expires Jul 19, 2025
Bonded through National Notary Assn.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 11-A, together with the appurtenant interest in the common elements of Weston Way, Phase II horizontal property regime established by Master Deed, of record in Book 5935, Page 676, as amended in Book 6370, Page 577, Book 7517, Page 115, Book 7517, Page 131, Book 8560, Page 34, and Instrument No. 20130222-0018132, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed in Book 6370, Page 577, and being located upon Lot No. 11 on the Plan of Weston Way of record in Plat Book 5210, Page 89, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aimee K. Weldon, unmarried, by Warranty Deed from Christina M. Sneekes, unmarried, of record in Instrument No. 20190205-0010699, in the Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on February 05, 2019. The said Aimee K. Weldon having since died intestate on July 16, 2021, leaving Robert Phillip Weldon and Kathryn Lynne Weldon as her sole heirs at law (also see Probate in Docket No. 21P-2137 and Affidavit of Heirship in Instrument No. 20210730-0102557, corrected in Scrivener's Affidavit in Instrument No. 20210804-0104726, and see also Affidavit of Heirship from Kathryn Lynne Weldon of record in Instrument No. 202201100002656; and Affidavit of Heirship from Robert Phillip Weldon of record in Instrument No. 202201100002657.)

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Weston Way, as recorded in Plat Book 5210, Page(s) 89.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Weston Way Condominiums for Marteq Corporation, as recorded in Plat Book 5800, Page(s) 95.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Weston Way, Phase II Condominium of record in Book 5935, Page 676, as amended by instrument(s) of record in Book 6370, Page 577, Book 7517, Page 115, Submission to Amendment to Declaration of Master Deed recorded in Book 7517, Page 131, further Amended in Book 8560, Page 34 and Instrument No. 20130222-0018132 (as amended in Instrument No. 20210615-0080812); also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5423, Page 573, as amended in Book 5426, Page 157.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/30/2021.

George E. Mudter, Jr.
Dated 12/30/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/30/2021

My commission expires 10/2/2023

