Rudy

WARRANTY DEED

Karen Johnson Davidson County
Batch# 796285 **DEEDWARR**
01/27/2022 11:55:02 AM 2 pgs
Fees: $13.00 Taxes: $2,356.16

20220127-0009948

O-SWBC-21-0501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $636,800.00.

Miranda L Buell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2022.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
Timothy S. Buell and Miranda L. Buell	**SWBC Mortgage**	
(NAME)	(NAME)	**171-04-0B-021.00-CO**
501 Almadale Ct	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**San Antonio, TX 78216**	
(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, **STEPHEN D. BUELL AND SHARON P. BUELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY S. BUELL AND MIRANDA L. BUELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~**WILLIAMSON**~~ Davidson COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Cloverland Park, as of record in Plat at Instrument No. 20001013-0102079, 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 Stephen D. Buell and Sharon P. Buell, husband and wife by Warranty deed from Kenneth J Morgan and wife Erica Morgan of record in Instrument No. 20170130-0009812 Register's Office for Davidson County, Tennessee, dated January 26, 2017 and recorded on January 30, 2017.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- All matters shown on the Plan of record in Instrument 20001013-0102079, 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 20010904-0095214 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for HOA in Instrument 20010904-0095213, Register's Office for Davidson County, Tennessee.
- Conveyance of open space to HOA in Instrument 20010912-0099350, Register's Office for Davidson County, Tennessee.
- Easement in Instrument 2004091-00109502, Register's Office for Davidson County, Tennessee.
- Water Line Easement in Book 4506, page 48, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easement in Book 7885, page 746, Register's Office for Davidson County, Tennessee.
- Easements reserved in deed of record in Book 5267, page 35, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 Almadale Ct, Brentwood, Tennessee 37027**.

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 14th DAY OF JANUARY, 2022.

Stephen D. Buell by his Attorney in Fact

Stephen D. Buell, by his attorney in fact, Margaret Means

Sharon P. Buell by her Attorney in Fact

Sharon P. Buell, by her attorney in fact, Margaret Means

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 STEPHEN D. BUELL AND SHARON P. BUELL, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN D. BUELL AND SHARON P. BUELL. **SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER** 20220127-0009946 **and** 20220127-0009947

Witness my hand and official seal, this the 14th of January, 2022.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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