WARRANTY DEED

Karen Johnson Davidson County
Batch# 804313 DEEDWARR
02/11/2022 11:44:19 AM 2 pgs
Fees: $13.00 Taxes: $1,561.77

20220211-0016063

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF FEBRUARY, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

~~Prepared by~~
Record and Return To:
Chapman and Rosenthal Title, [illegible]
10 Burton Hills Blvd., Suite 13[illegible]
Nashville, TN 3721[illegible]

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy W. Cox and Katherine S. Rubarts	NEW OWNER	
(NAME) 821 General George Patton Road	(NAME)	142-09-0B-821.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID PETCU AND WIFE, JULIE PETCU**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDY W. COX AND KATHERINE S. RUBARTS, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 821, together with the carport designated 821-C, on the plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, of record in Book 5200, Pages 145 and I46, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part of by reference.

Being the same property conveyed to David Petcu and wife Julie Petcu by Warranty Deed from J. David Pearson, unmarried, of record in Instrument No. 20150107-0001615, Register's Office for Davidson County, Tennessee, dated January 5, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 821 General George Patton Road, Nashville, TN 37221
(House Number) (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 my hand this 9th day of February, 2022

By David Petcu by Julie Petcu Attorney in fact

DAVID PETCU

BY: JULIE PETCU, ATTORNEY IN FACT

By Julie Petcu

JULIE PETCU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 9th day of February, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of February, 2022, before me personally appeared Julie Petcu, to me known to be the person who executed the foregoing instrument on behalf of David Petcu and acknowledged that she executed the same as the free act and deed of David Petcu.

Witness my hand and official seal this 9th day of February, 2022

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public