Karen Johnson Davidson County
Batch# 811048 DEEDWARR
02/24/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220224-0021175

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M-22-419

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of February, 2022

Notary Public

Commission Expires: 12-01-2025

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mitch McCullough 223 Cottage Place Nashville, TN 37214	Stock Mortgage Corp. 117 Seaboard Lane STE F201 Franklin TN 37067	095-02-0A-223.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Rudy Caduff and wife, Odilia Ann Caduff

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitch O. McCullough, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 41 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to Rudy Caduff and wife, Odilia Ann Caduff by Warranty deed from A. Harrison Johnson, Jr., trustee for Allied Partners of record in Book 6856, page 944, Register's Office for Davidson County, Tennessee, dated May 9, 1986 and recorded on May 14, 1986. (Value or consideration shown in aforementioned deed $80,145.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 223 Cottage Place, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 223 Cottage Place, Nashville, TN 37214

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 so 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.

Dated this the 14th day of February, 2022.

Rudy Caduff

Odilia Ann Caduff

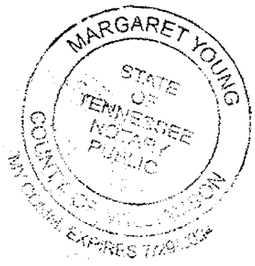
Odilia Ann Caduff

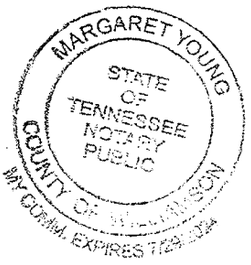
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of February, 2022, before me personally appeared Rudy Caduff and Odilia Ann Caduff, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of February, 2022.

Notary Signature
My commission expires:





Tennessee Certification of Electronic Document

I, Patricia Nickell, 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 02-14-2022 (date of document).

Affiant Signature

02-14-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

