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WARRANTY DEED

Karen Johnson Davidson County
Batch# 826743 DEEDWARR
03/23/2022 10:16:36 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220323-0033260

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of March 2022

Notary Public

MY COMMISSION EXPIRES: 01.08.2024 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Grp, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Nicholas Craig Shoulta, and Rose Marie ~~Patricia~~ Lane	New Owner	75-12C-6
(NAME)	(NAME)	
759 Tulip Grove Road, Unit 1501		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220380

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, I/we, **Michael A. Lett and Michael F. Lett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Craig Shoulta, an unmarried man and Rose Marie Patricia Lane, an unmarried woman, as joint tenants with rights of survivorship**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 1501, on the Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20000107-0002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael A. Lett and Michael F. Lett, tenants in common with the rights of survivorship by Warranty Deed form Charles R. Wright and wife, Jacqueline H. Wright, John Thomas Wright, unmarried, dated November 17, 2017 and filed of record in Instrument No. 20171121-0119465, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brookside Park Townhomes, and filed of record in Book 11653, page 251, as amended in instrument No. 20000718-0070532 and Instrument No. 20191002-0100735, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to easement to Metropolitan Government of Nashville and Davidson County, Tennessee, appearing of record in Book 4126, page 977, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 759 Tulip Grove Road, Unit 1501, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of March, 2022.

Michael A. Lett
Michael A. Lett

Michael F. Lett by Michael A. Lett, Attorney-in-Fact
Michael F. Lett by Michael A. Lett, Attorney-in-Fact

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael A. Lett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of March, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Michael A. Lett, 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 Michael F. Lett, and who acknowledged that he/she executed the same as the free act and deed of Michael F. Lett.

Witness my hand, at office, this 22nd of March, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY