Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CRE-22-900

Karen Johnson Davidson County
Batch# 841761 DEEDWARR
04/19/2022 12:50:55 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20220419-0045025

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-1727

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of April, 2022

Notary Public

Commission Expires:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregory Adams and Kaitlyn Speckman 900 Villa Place Nashville, TN 37212	*New Owner*	093-13-0F-001.00-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,

Morton Valledejuli and Anastasia Valledejuli, a married couple

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

Gregory J. Adams, a single man and Kaitlyn Speckman, a single woman, as Tenants in Common with the Right 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:

Land in Davidson County, Tennessee, being Unit A on the Plan of Villa street Townhomes of record in Instrument No. 20081008-0101849, 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 Randy Hargrove and Sharon Hargrove, husband and wife by Warranty deed from Moore Benjamin Shoemaker and wife, Ashley Hall Shoemaker of record in Instrument No. 20161103-0116386 Register's Office for Davidson County, Tennessee, dated November 01, 2016 and recorded on November 03, 2016.

Being the same property conveyed to Anastasia Valldejuli and Morton Valldejuli, wife and husband by Warranty deed from Randy Hargrove and Sharon Hargrove, husband and wife of record in Instrument No. 20201113-0134251 Register's Office for Davidson County, Tennessee, dated November 11, 2020 and recorded on November 13, 2020.

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: 900 Villa Place, Nashville, TN 37212

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 8th day of April, 2022.

Morton Valledejuli

Anastasia Valledejuli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2022, before me personally appeared Morton Valledejuli and Anastasia Valledejuli, 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 8th day of April, 2022.

MOLLY LANDMESSER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 06, 2025
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 1-6-25