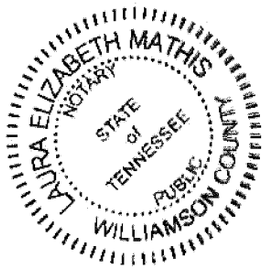
Karen Johnson Davidson County
Batch# 852769 DEEDWARR
05/09/2022 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220509-0053093

WARRANTY DEED



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$725,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2022.

Laura Elizabeth Mathis
Notary Public

My commission expires: 3-28-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marian Raygon **Samadhi K. Lee**	New Owner	**091-09-1-A-002.00co**
6350 B Alamo Place		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sophia A. Kostelanetz and Sean Francis Judge, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marian Raygon and Samadhi K. Lee, wife and husband

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. 2 on the Plan of Homes at 6350 Alamo Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 6350 Alamo Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160909-0095242, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C". Reference is hereby made to the Plan of Homes at 6350 Alamo Place, shown on Exhibit B" to the Declaration of Covenants of record in Instrument No. 20160909-0095242, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Sophia A. Kostelanetz and Sean Francis Judge, wife and husband by Deed dated May 12, 2017, from Cadence Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20170517-0048716, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "B" to the Declaration of record in Instrument No. 20160909-0095242, said Register's Office.**

2) **All matters shown on the plan of record in Plat Book 1130, Page 100, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions for Homes at 6350 Alma Place of record in Instrument No. 20160909-0095242, and By-Laws appended thereto as Exhibit "C" to the Declaration of record in said Register's Office**

4) **Restrictions contained in an instrument of record in Book 1334, Page 230, said Register's Office. NOTE: Said restrictions are not applicable to portions thereof that have already expired.**

5) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 6350 B Alamo Place, Nashville, TN 37209.

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 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/our hand(s) this 28th day of April, 2022.

Sophia A. Kostelanetz **Sean Francis Judge**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sophia A. Kostelanetz and Sean Francis Judge,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2022.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Tonya Loftin, 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 **April 28, 2022**.

Date

Tonya Loftin
Affiant Signature

May 2, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)