Karen Johnson Davidson County
Batch# 855942 DEEDWARR
05/16/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220516-0055888

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 06.14.25
(AFFIX SEAL)

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

JM-RMX-22-6010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Bradbury	**NEW OWNER**	
(NAME)	(NAME)	**091-10-0V-006.00-CO**
6010 Sterling St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW E. WELLS, II, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BRADBURY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of Sterling Point, A Horizontal Property Regime with Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record in Instrument Number. 20180806-0077219, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20180806-0077219, as amended at Instrument No. 20180808-0078139 to said Master Deed.

Being the same property conveyed to Andrew E. Wells, II, a single man by Warranty deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20200408-0036830 Register's Office for Davidson County, Tennessee, dated April 03, 2020 and recorded on April 08, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 5190, Page 364, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180806-0077219, amended at Instrument No. 20180808-0078139, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180806-0077218, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2199, Page 579, in the Register's Office for Davidson County, Tennessee.
- Utility Line Easement of record in Instrument Number 20010703-0070716, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4067, Page 864, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public ROW of record in Instrument Number 20180723-0071509 and 20190328-0028067, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180821-0082668, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20200310-0026751, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6010 Sterling St, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF MAY, 2022.

Andrew E. Wells, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY A. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis, 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 May 5, 2022.

Custodian's Signature

5/5/22
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of May, 2022.

Notary Public

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 2.14.25