Karen Johnson Davidson County
Batch# 867022 DEEDWARR
06/03/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220603-0064271

3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Alicia J Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2022.

Claire H Jenkins
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-22-180-401

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)
Amy Meyer and John Travis Meyer	Arvest Bank	
(NAME) **180 9th Ave N Apt 401**	(NAME) P.O. Box 1095	**093-05-4B-004.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Lowell, Ar. 72745	
(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, **NICOLE E. BULGARINO AND HUSBAND, ANTHONY T. BULGARINO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY MEYER AND JOHN TRAVIS MEYER, A MARRIED COUPLE ,** 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:

Land in Davidson County, Tennessee, being Unit 401, The Westview Condominiums, as established under Master Deed of record in Instrument 20050121-0008174 and amended in Instrument No. 20070713-0083555, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nicole E. Bulgarino and husband, Anthony T. Bulgarino by Quitclaim deed from Joshua H. Smith and wife, Alexis Smith of record in Instrument No. 20210408-0027247 Register's Office for Davidson County, Tennessee, dated April 8, 2008 and recorded on April 8, 2011.
Being the same property conveyed to Joshua H. Smith and wife, Alexis Smith by Warranty deed from Mcclaron & Associates, LLC, a Wisconsin Limited Liability Company of record in Instrument No. 20050623-0071883 Register's Office for Davidson County, Tennessee, dated June 14, 2005 and recorded on June 23, 2005.

This conveyance is subject to:
- Taxes for the year 2022, and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westview Condominiums of record in Instrument Number Instrument Number 20050121-0008174, as Amended and Restated in Instrument Number 20070713-0083555, and Affidavit filed in Instrument Number 20080314-0026138 , Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20050121-0008173, in the aforesaid Register's Office.
- Lease of record in Book 11436, Page 25 and re-recorded in Book 11473, Page 54, in the Register's Office for Davidson County, Tennessee.
- Wirless Easement of record as Instrument No. 20110920-0072674 and 20180504-0042799, 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: **180 9th Ave N Apt 401, Nashville, Tennessee 37203.**

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 27th DAY OF MAY, 2022.

Nicole E. Bulgarino by Margaret Means,
her Attorney in Fact

Anthony T. Bulgarino by Margaret Means,
his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NICOLE E. BULGARINO AND TODD BULGARINO, and who acknowledged he/she/they executed the same as the free act and deed of the said NICOLE E. BULGARINO AND TODD BULGARINO.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/27/22

GEORGE E. MUDTER, JR.
Dated 5/27/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/27/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

