WARRANTY DEED

Karen Johnson Davidson County
Batch# 872311 DEEDWARR
06/15/2022 02:49:13 PM 2 pgs
Fees: $13.00 Taxes: $3,363.30

20220615-0068578

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $909,000.00

Mary Evans Cuneo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South, Suite 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. Cueno	NEW OWNER	092 12 4A 038.00
(NAME)	(NAME)	
P.O. Box 4377		
(ADDRESS)	(ADDRESS)	
El Dorado Hills, CA 95762		
(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 considerations, the receipt of which is hereby acknowledged, **MASON R. REVELETTE**, unmarried man, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James B. Cuneo and Mary Evans Cuneo, husband and wife,** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 1711, as established in Declaration of Covenants, Conditions and Restrictions for The Residents at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137216, Amended in Instrument No. 20210817-0111257, in the Registers Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mason R. Revelette, a single person, by Special Warranty Deed from 1600 West End Avenue Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20211202-0159424, in the Register's Office of Davidson County, Tennessee, dated November 23, 2021 and recorded on December 02, 2021.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Summit, as recorded in Plat Instrument No. 20080702-0068641
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201123-0137216 and Amendment recorded in Instrument No. 20210817-0111257.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201123-0137217 and Amendment recorded in Instrument No(s). 20210817-0111256 and 20220201-0011431.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No(s). 20080411-0036787.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190425-0038139.
Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances, recorded in Instrument No. 20080411-0036787.
Easement for Public Right-of-Way, recorded in Instrument No. 20190423-0037193.
Easement for Communications, recorded in Instrument No. 20201228-0153304.
~~Stormwater Detention Agreement as set forth in instrument recorded in Instrument No(s). 20070510-0055978 and 20080211-0013427.~~
Ordinance No. BL2006-1132 are recorded in Instrument No. 20070201-0013052
Ordinance No. BL2006-983 are recorded in Instrument No. 20070201-0013053.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ **1616 West End Avenue # 1711, Nashville, TN 37203**

(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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.

Effective the 14 day of June, 2022.

Mason R. Revelette

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mason R. Revelette, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14 day of June, 2022.

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public:
My Commission Expires: 1-21-26

RETURN TO: Phoenix Title Services, LLC: 121 First Avenue South, Suite 200, Franklin, TN 37064