Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BMR-22-1711-A4

Name and Address of New Owner:
Joseph Pugliese
1611 Valle Verde Drive
Brentwood, TN 37027

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
~~(Please Return Document to this Address)~~

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22081391

Map and Parcel: 104 08 0G 004.00

Karen Johnson Davidson County
Batch# 910615 **DEEDWARR**
08/31/2022 10:03:09 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220831-0098087

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin Randall Hansen, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Joseph Pugliese, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, a 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 A-4, Horizontal Property Regime established pursuant to the provisions 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 Master Deed establishing Arlington Court, a Condominium, of record in Book 6806, page 22, in the Register's Office of 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 "C" to said Master Deed, together with a percentage interest in common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Martin Randall Hansen by Warranty Deed filed for record on June 11, 2004 in Instrument Number 20040611-0069364, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Master Deed for Arlington Court Condominium of record in Book 6806, page 22; Plat of Arlington Court Condominium as set forth on Exhibit "C" of Master Deed for Arlington Court Condominium of record in Book 6806, page 22; By-Laws of The Arlington Court Homeowners' Association as set forth on Exhibit "B" of Master Deed of Arlington Court Condominium of record in Book 6806, page 22; HOA Charter of record in Book 6806, page 17; All matters as set forth on prior plat of record in Book 161, page 158, said Register's Office.

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.

This is improved property known as: 1711 18th Ave S A4, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 26th day of August, 2022.

Martin Randall Hansen

State of Tennessee

County of Rutherford

Personally appeared before me, Martin Randall Hansen with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th of August, 2022.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00.

Affiant Signature

Subscribed and sworn to before me, this 26th day of August, 2022.

Notary Public
My Commission Expires:

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025