WARRANTY DEED

Karen Johnson Davidson County
Batch# 915874 DEEDWARR
09/13/2022 10:38:19 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220913-0102104

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-P-22-2121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

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)
Barbara Ann Vetula	**Wyndham Capital Mortgage, Inc.**	
(NAME)	(NAME)	**072-15-0B-001.00-CO**
2121 Cahal Avenue	**6115 Park South Drive, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Charlotte, NC 28210**	
(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, **ANIA A. HAMMAR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA ANN VETULA, AN UNMARRIED WOMAN,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.1510-A, as specified on the Plat shown in the Master Deed, on the Plan of Eastwood Village, a Horizontal Property Regime, created under Title 66,.Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Eastwood Village, of record in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the plan of Eastwood Village, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20071226-0147470, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ania A. Hammar, a single woman and Katherine M. Hammar, a single woman by Warranty Deed from Frank Bryant of record in Instrument No. 20140717-0063303 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on July 17, 2014, Deed of Correction recorded on October 23, 2014, recorded in Instrument No. 20141023-0097828 .

Being the same property conveyed to Ania A. Hammar, a single woman by Quitclaim Deed from Katherine M. Hammar, a single woman of record in Instrument No. 20201207-0141654 Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on December 07, 2020.

The said Ania A. Hammar having since married. Kyle Manner joins in the execution of this Warrenty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is 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 Eastwood Village of record in Instrument No. 20071226-0147470, 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: **2121 Cahal Avenue, Nashville, Tennessee 37206**.

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 9th DAY OF SEPTEMBER, 2022.

Ania A. Hammar

Kyle Manner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANIA A. HAMMAR, 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 9th of September, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE MANNER, 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 9th of September, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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