WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 422,130.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2022.

NOTARY PUBLIC
My Commission Expires

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 924634 **DEEDWARR**
10/03/2022 11:45:47 AM 2 pgs
Fees: $13.00 Taxes: $1,561.88

20221003-0108756

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Connor Matthew Brock	Same as new owner	076-01-0D-015-00
(NAME)	(NAME)	
1120 Lady Nashville Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jeff Mark Gunderson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connor Matthew Brock, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 15, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20170925-0098154; Grant of Easement to Piedmont Natural Gas Company of record in Instrument Number 20100111-0002349; Declaration of Easements of record in Instrument Number 20061227-0159081 and Book 1223, page 1531; Detention Maintenance Agreement of record in Instrument Number 20060503-0050829; Homeowner's Association Charter of record in Instrument Number 20070821-0100112; Off-Site Sewer Easement of record in Instrument Number 20170613-0059009; and to any and all matters shown on said plat and survey of record in Instrument Number 20171004 0102057; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

Being the same property conveyed to Jeff Mark Gunderson, single man by Warranty Deed dated December 27, 2018 from Ole South Properties, Inc., a Tennessee Corporation, recorded December 31, 2018, in Instrument Number 20181231-0126031, in the Register's Office for Davidson County, Tennessee. The said Jeff Mark Gunderson having since married Patricia Ann Gunderson.

The said Patricia Ann Gunderson, wife of the said Jeff Mark Gunderson, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in the subject property, including her marital interest.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1120 Lady Nashville Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37076 (Postal Zip)

File No.: 6046-22
Warranty Deed Individual LES rev. 09-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 29 day of September, 2022.

Jeff Mark Gunderson

Patricia Ann Gunderson

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jeff Mark Gunderson and Patricia Ann Gunderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29 day of September, 2022.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File: 6-P-22-0120