WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2022.

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

B-ELAM-22-1721

Karen Johnson Davidson County
Batch# 930773 **DEEDWARR**
10/18/2022 10:01:15 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20221018-0113616

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)
Eric J. Busalacchi	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	**172-03-0A-188.00-CO**
1721 Boxwood Dr	**4201 Marsh Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Carrollton, TX 75007**	
(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, **NICHOLAS SARDO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC J. BUSALACCHI, SINGLE,** 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 Lot No. 106 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision of record in Plat at Instrument No. 2070724-0074740, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Sardo, an unmarried man by Warranty deed from Kenneth J. Adler, a married man of record in Instrument No. 20200306-0025411 Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 06, 2020. Nicholas Sardo, having since married. His spouse, Eliska Sardo joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2022, a lien, due and payable October 1, 2022.
- Subject to all matters shown on the Plan of record as Instrument Number 20170724-0074740, Register's Office of Davidson County, Tennessee.

NOTE: Property Assessor references "Phase 2" but plat does not reference "Phase 2".
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7334, Page 109 and Instrument No. 20190128-0008251, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.
- Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer System of record in Instrument No. 20031124-0170676, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070702-0078297, 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: **1721 Boxwood Dr, Nashville, Tennessee 37211**.

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 13th DAY OF OCTOBER, 2022.

Nicholas Sardo

Eliska Sardo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS SARDO AND ELISKA SARDO, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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