WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2022.

Notary Public

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

MY COMMISSION EXPIRES:

G-VRES-22-0505-F

Karen Johnson Davidson County
Batch# 936721 **DEEDWARR**
11/01/2022 03:52:14 PM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20221101-0118084

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)
505F Wedgewood, LLC	**New Owner**	
(NAME)	(NAME)	**105-11-4E-006.00-CO**
224 Meriwether Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **BRADLEY ROBERT WILTZ AND LISA ANN WILTZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **505F WEDGEWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit No. F as shown on Plan of 505 Wedgewood Townhomes attached as Exhibit "B" to the Declaration of Covenants Conditions and Restrictions for 505 Wedgewood Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170206-0012284, as amended in Instrument No. 20170530-0053691 and in Instrument No. 20180404-0031794, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley Robert Wiltz and Lisa Ann Wiltz, husband and wife by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20180913-0091090, Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 13, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 8, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants Conditions and Restrictions for 505 Wedgewood Townhomes, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument No. 20170206-0012284, as amended in Instrument No. 20170530-0053691 and in Instrument No. 20180404-0031794, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants Conditions and Restrictions for 505 Wedgewood Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170206-0012284, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170407-0034275, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180927-0095816, 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: **505 Wedgewood Avenue Unit F, Nashville, Tennessee 37203**.

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 27th DAY OF OCTOBER, 2022.

Bradley Robert Wiltz by Logan Bell, Attorney in Fact
Bradley Robert Wiltz by Logan Bell,
Attorney in Fact

Lisa Ann Wiltz by Logan Bell, Attorney in Fact
Lisa Ann Wiltz by Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRADLEY ROBERT WILTZ, and who acknowledged he/she executed the same as the free act and deed of the said BRADLEY ROBERT WILTZ.

Witness my hand and official seal, this the 27th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LISA ANN WILTZ, and who acknowledged he/she executed the same as the free act and deed of the said LISA ANN WILTZ.

Witness my hand and official seal, this the 27th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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