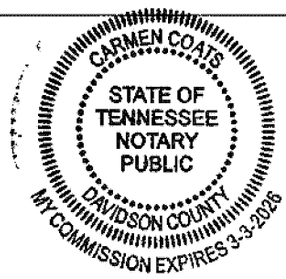
Karen Johnson Davidson County
Batch# 946518 DEEDWARR
12/01/2022 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221201-0125888

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$400,000.00~~

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2022.

Carmen Coats
Notary Public

My commission expires: 03/03/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Ruccio Huffman	New Owner(s)	128-12-0A-125.00-CO
320 Old Hickory Boulevard Unit 2606		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), **CASH** IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS **HEREBY** ACKNOWLEDGED, I/WE, **BRITTANY VANDERBURG, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED **AND SOLD,** AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH RUCCIO HUFFMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 125, Building No. 26, on the Plan of Eagle Ridge At The Reserve, Section 8, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 22, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003695, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Brittany Vanderburg, a single woman, by Warranty Deed from Annette C. Hoppe, unmarried, of record in Instrument No. 20180618-0058403, Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 18, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 320 Old Hickory Boulevard Unit 2606, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2022.

Brittany Vanderburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brittany Vanderburg**, with whom I **am personally** acquainted (or proved to me on the basis of satisfactory evidence), and **who, upon oath,** acknowledged that he/she executed the foregoing instrument for the pur**poses therein** contained.

Witness my hand and seal this 29th day of November, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

***Jason Morris**, spouse of **Brittany Vanderburg**, joins in the execution of **this instrument** for the purpose of consenting to the transaction and waiving any right, claim **or interest of** every kind, character and description he might have in said property, or **may hereafter** acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jason Morris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jason Morris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of November, 2022.

Notary Public

My Commission Expires: 5/9/26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 1, 2022 (date of document).

Affiant Signature

December 1, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2022

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023