THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042788**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$3~~15,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2022. Notary Public My Commission Expires: 05/23/2023

Karen Johnson Davidson County
Batch# 946567 DEEDWARR
12/01/2022 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221201-0125949

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

WARRANTY DEED

Address New Owner: Alexander Jett Tardelli 1539 Lincoya Bay Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 109 05 0D 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey D. Fuselier, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Jett Tardelli , an unmarried man,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1539 of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712 and supplementary Declarations of record in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040628-0076712 and supplementary Declarations of record in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jeffrey D. Fuselier, by Warranty Deed from Jennifer N. Wooldridge and Julia Christine Rucker, married to each other, of record in Instrument No. 20171201-0122828, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Jeffrey D. Fuselier, which Power of Attorney is recorded in Instrument No. 202212010125948 said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Lakes Apartments, Lot 1 & Lot 2, Lincoya Bay Drive, as recorded in Instrument No. 20000918-0092189.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040628-0076712, as supplemented in Instrument Nos. 20041028-0129585 and 20050923-0114373 and Attorney's Certificate recorded in Instrument No. 20180420-0037271.

Covenants, Conditions and Restrictions as set forth in Regulatory Agreement and Declaration of Restrictive Covenants recorded in Book 6663, Page 871.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20021204-0149456.

Easement for Water and Sewerage Services, recorded in Book 4861, Page 511.

Easement for Sewer, recorded in Book 5107, Page 823 and Book 5406, Page 470.

Easement for Ingress and Egress, recorded in Book 6185, Page 216, as amended in Instrument Nos. 20000331-0032369 and 20021204-0149457 and Book 7498, Page 726.

Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7121, Page 169.

Easement for Broadband Communications, recorded in Instrument No. 20130517-0050096. Right of Way Dedication recorded in Book 6050, Page 25.

This is improved property located at 1539 Lincoya Bay Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2022.

Jeffrey D. Fuselier by Nathan L. Powers as Attorney-in-Fact

Jeffrey D. Fuselier by Nathan L. Powers
as 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, Nathan L. Powers 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeffrey D. Fuselier and that he is authorized by Jeffrey D. Fuselier to execute this instrument on his behalf.

Witness my hand, at office, this 1st day of December, 2022.

Mackenzie Baltz
Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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

Affiant Signature

December 1, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025