SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 989136 DEEDWARRSP
04/06/2023 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,785.25
20230406-0025111

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Baudino	New owner	114-07-0-A-055.00 CO
(NAME)	(NAME)	
2112 Traemoor Village Court	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Michael Myers, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Baudino and Katelyn Baudino, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 55 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plan to the amendment in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Myers, married, by Special Warranty Deed dated November 14, 2022, from Robert Jay Levenson, Executor of the Estate of Howard Mark Levenson, of record in Instrument No. 20221117-0122246, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2112 Traemoor Village Court, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The property referenced above is not and has never been the primary residence of said Grantor.

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, his heirs and assigns forever.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Declaration of Covenants, Conditions and Restrictions, Plan, Bylaws and all exhibits thereto, of record in Instrument No. 20070323-0035561, as amended and restated in Instrument No. 20080318-0027145, as amended in Instrument No. 20080808-0081934, Instrument No. 20210210-0018739, Instrument No. 20210210-0018740, Instrument No. 20210210-0018741, Instrument No. 20210210-0018742 and Instrument No. 20210210-0018743; Articles of Incorporation/Charter of record in Instrument No. 20081219-0121382; Easement for utilites of record in Book 7142, page 463; Conveyance of common area of record in Instrument No. 20070725-0088255 and Instrument No. 20080819-0085122; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 3rd day of April, 2023.

Michael Myers

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael Myers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 3rd day of April, 2023.

Notary Public
My Commission Expires: 2.28.2027

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

File No.: 37334

Certificate of Authenticity

I, Emily Manno, 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 **4/3/23**.

Date

Affiant Signature

4/3/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

