WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-EV-23-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 998459 DEEDWARR
05/02/2023 10 29 55 AM 2 pgs
Fees $13 00 Taxes $2,956 30

20230502-0032361

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)
Bruno Michels and Ellie Sights	**NBKC Bank**	
(NAME)	(NAME)	
305 Swynford Court	**8320 Ward Parkway**	**172-13-0A-067.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Kansas City, MO 64114**	
(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, **SEAN CORRITORE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUNO MICHELS, A SINGLE MAN, AND ELLIE SIGHTS, A SINGLE WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** , 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 17 on the Plan of Section Two, Williams Grove of record in Plat Book 9700, Page (s) 902 through 906, inclusive, 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 Sean Corritore, an unmarried man by Warranty deed from Austin Taylor and Courtney K. Taylor, husband and wife of record in Instrument No 20201106-0130307 Register's Office for Davidson County, Tennessee, dated November 05, 2020 and recorded on November 06, 2020

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 902 through 906, inclusive, Register's Office for Davidson County, Tennessee
- All matters shown on the PUD Boundary Plat of record in Book 9700, page 520, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678, as amended in Book 11167, Page 755, Book 11643, Page 316, Instrument No 19991206-0300190 and Instrument No 20010514-0049490, Register's Office for Davidson County, Tennessee
- Charter of Williams Grove Homeowners Association, Inc. of record in Book 10741, Page 671 and Instrument No 20010618-0064214, in the Register's Office for Davidson County, Tennessee
- Conveyance of Common Area to Williams Grove Homeowners Association, Inc of record in Instrument Number 20010514-0049489, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 10951, Page 699, 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 **305 Swynford Court, Brentwood, Tennessee 37027**

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 APRIL, 2023

Sean Corritore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN CORRITORE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2023

Notary Public
My Commission Expires. _____
(SEAL)



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