WARRANTY DEED

G-VRES-23-04906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
05/09/2026
COUNTY OF DAVIDSON

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)
James R. Achuff and Barbara-Jo Achuff	**NEW OWNER**	
(NAME)	(NAME)	**103-03-0G-002.00-CO**
4906 Colorado Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **THE SIGNORILLE GREENO LIVING TRUST, DATED APRIL 05, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES R. ACHUFF AND BARBARA-JO ACHUFF, HUSBAND AND WIFE,** 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 B, The Cottages of Colorado as established under the Master Deed of record in Instrument Number 20131227-0130276, as amended, restated and superceded by Amended and Restated Master Deed of record in Instrument Number 20140811-0072154, Register's Office for Davidson County, Tennessee, and being shown on the Plan of Horizontal Property Regime of The Cottages of Colorado attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of said Unit

Being the same property conveyed to Joan Ellen Signorille and Dennis Pierce Greeno, as Trustees of the Signorille Greeno Living Trust dated April 05, 2021, and any amendments thereto by Quitclaim Deed from Joan Signorille and Dennis Greeno, wife and husband, as tenants by the entirety, of record Instrument Number 20210524-0070240, Register's Office for Davidson County, Tennessee, dated April 5, 2021 and recorded on May 24, 2021

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Master Deed establishing The Cottages of Colorado with By-Laws and Charter appended thereto of record in Instrument Number 20131227-0130276, as amended, restated and superceded by Amended and Restated Master Deed of record in Instrument Number 20140811-0072154, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Amended and Restated Master Deed The Cottages of Colorado of record in Instrument Number 20140811-0072154, Register's Office for Davidson County, Tennessee
- Restriction Covenant for Detached Structure (Common Area) of record in Instrument Number 20140508-0039382, 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 **4906 Colorado Ave, Nashville, Tennessee 37209**

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

Karen Johnson Davidson County
Batch# 1014021 **DEEDWARR**
06/12/2023 02 32 04 PM 2 pgs
Fees $13 00 Taxes $6,290 00

20230612-0044652

Witness my/our hand(s) this the 9th DAY OF JUNE, 2023

The Signorille Greeno Living Trust, dated April 05, 2021

BY _____
Joan Ellen Signorille
Trustee

BY _____
Dennis Pierce Greeno
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN ELLEN SIGNORILLE, TRUSTEE of THE SIGNORILLE GREENO LIVING TRUST, DATED APRIL 05, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 9th of June, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

Logan C.E. Bill
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS PIERCE GREENO, TRUSTEE of THE SIGNORILLE GREENO LIVING TRUST, DATED APRIL 05, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 9th of June, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

Logan C.E. Bill
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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