WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES ___ (AF

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

JM-KW-23-3303

Karen Johnson Davidson County
Batch# 1026695 **DEEDWARR**
07/14/2023 03 05 03 PM 2 pgs
Fees $13 00 Taxes $2,586 30

20230714-0054265

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)
Joseph Norman Vales and Colleen McNally	**Cross Country Mortgage, LLC**	
(NAME) **3303 Bronte Ave**	(NAME) **2160 Superior Avenue**	**072-06-4A-002 00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Cleveland, OH 44114**	
(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, **ANA MARIA COLLINS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH NORMAN VALES AND COLLEEN MCNALLY, 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, on the Townhomes at 1129 Leland Avenue, a Horizontal Property Regime with Private Elements, as established by and shown as to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20160726-0076886, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Ana Maria Collins, a single woman by Warranty deed from ICG Development, LLC, a Tennessee Limited Liability Company and STLD Group, LLC, a Colorado Limited Liability Company of record in Instrument No 20210315-0034046 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 15, 2021

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20160726-0076886, Register's Office for Davidson County, Tennessee
- Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines of record in Instrument Number 20140114-0003779, 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 **3303 Bronte Ave, Nashville, Tennessee 37216**

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 12th DAY OF JULY, 2023

Ana Maria Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANA MARIA COLLINS, 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 12th of July, 2023

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

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