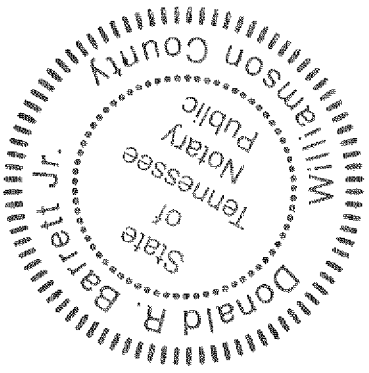
Karen Johnson Davidson County
Batch# 1033348 DEEDWARR
08/01/2023 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20230801-0059442

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/10/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16855NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Suzanne Fuda and Joseph Fuda	SWBC Mortgage Corp.	118 09 0Y 002.00
(NAME) 939 Woodmont Boulevard	(NAME) 9311 San Pedro # 100	
(ADDRESS) Nashville TN 37204	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Twenty Thousand And No/100 Dollars ($1,120,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BRAD WHITFIELD, AN UNMARRED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZANNE FUDA AND JOSEPH FUDA, WIFE AND HUSBAND,** 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 939 of The Plan of 937 Woodmont Boulevard, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as shown on Exhibit "B" of record as Instrument Number 20210104-0000741, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the

same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20210104-0000741, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Brad Whitfield by Warranty Deed dated 10/09/2020 from Richard F. Bryan, unmarried, of record in Instrument Number 20201014-0119181, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 939 Woodmont Boulevard, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 1st day of August, 2023.

Brad Whitfield

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of Aug, 2023, before me personally appeared **Brad Whitfield,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 1st day of August, 2023.

Commission Expires: 5-18-24

Notary Public

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 1 day of August, 2023.

K. Thomas Sidwell
Date: 08/01/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 1 day of August, 2023.

Notary Public
My Commission Expires: 1-21-26

