WARRANTY DEED

Karen Johnson Davidson County
Batch# 1033780 DEEDWARR
08/02/2023 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,269.80
20230802-0059656

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,154,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mary Rita Kolloway and Michael R. Kolloway, Co-Trustees of the Mary Rita Kolloway Trust, dated June 9, 2021	New Owner	117 15 2A 007.00
(NAME)	(NAME)	
6307 Saint Stephen Lane		
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph Fuda and Suzanne Fuda, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Rita Kolloway and Michael R. Kolloway, Co-Trustees of the Mary Rita Kolloway Trust, dated June 9, 2021**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit "B" to and established by the Declaration of record in Instrument No. 20140414-0031069, as amended in Instrument No. 20150615-0056310 and Instrument No. 20150622-0059380, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit(s) as set forth on the Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Joseph Fuda and Suzanne Fuda, Husband and Wife, by Warranty Deed from Andrew Laudato, an Unmarried Man, of record in Instrument No. 20191004-0101564, in the Register's Office of Davidson County, Tennessee, dated September 20, 2019 and recorded on October 04, 2019.

This conveyance is subject to the following:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillmont Subdivision, as recorded in Plat 1424, Page 37, said Register's Office.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140414-0031069, as Amendment recorded in Instrument Nos. 20150615-0056310, 20150619-0059122 and 20150622-0059380, said Register's Office.
Easement for Stormwater Facilities and Systems, recorded in Instrument Nos. 20140423-0034204 and 20150225-0016010, said Register's Office.
Easement for Public Street Right-of-Way, recorded in Instrument No. 20140519-0042931, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1703 Glen Echo Road, Nashville, TN 37215
(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.

Effective the 1 day of August, 2023.

Joseph Fuda

Suzanne Fuda

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of August, 2023, before me personally appeared Joseph Fuda and Suzanne Fuda, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/25

RETURN TO:

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 Aug. 1, 2023.

Affiant
Date: August 2, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of August 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY