(1)

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-26-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gina T Musso	Summit Funding, Inc	117-03-0-B-076 00 CO
(NAME)	(NAME)	
13353 Ash Court	2241 Harvard Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Palos Heights, IL 60463	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **William Bruce Jones, Jr. and Milisa I. Jones,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina T. Musso, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain condominium apartment in Davidson County, Tennessee, described as Unit E-13, The Villager Condominium Apartments, a Horizontal Property Regime, located on Hillsboro Road, Davidson County, Tennessee, as shown on the Revised plat of The Villager Condominium Apartments, recorded in Book 5200, page 201, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5434, page 665, as corrected in Book 5487, page 967, said Register's Office, to which plan reference is hereby made The easements, restrictive conditions and regulations imposed upon and relating to the apartment, property, co-owners and tenants of The Villager Condominium Apartments, contained in the Master Deed and By-Laws recorded in Book 5434, page 665, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part thereof the same as though copied herein

Being the same property conveyed to William Bruce Jones, Jr and wife, Milisa I Jones, by Warranty Deed from Lance V Wise, unmarried, dated June 9, 2006, of record in Instrument No 20060612-0069161, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 2601 Hillsboro Pike, Number E13, Nashville, TN 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1039859 **DEEDWARR**
08/18/2023 08 25 41 AM 2 pgs
Fees $13.00 Taxes $915 75

20230818-0064465

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, her heirs and assigns forever, and we do covenant with the said GRANTEE 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, her 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

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 5200, page 201; Master Deed establishing a Horizontal Property Regime of The Villager Condominium Apartments, of record in Book 5434, page 665, corrected in Book 5487, page 967; all of record in the Register's Office for Davidson County, Tennessee.

Witness this 15th day of August, 2023

William Bruce Jones, Jr

Milisa I Jones

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Bruce Jones, Jr and Milisa I Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of August, 2023

Notary Public
My Commission Expires

File No 37726

