20231374R



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $617,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2023.

Notary Public

My commission expires: 3.17.24

Karen Johnson Davidson County
Batch# 1068598 DEEDWARR
11/06/2023 08:46:30 AM 5 pgs
Fees: $28.00 Taxes: $2,284.75
20231106-0086438

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
2122 Sharondale Investments Partners, a Tennessee general partnership	**New Owner**	**117-03-0-069.00**
1212 Graybar Lane		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James F. Bruni, Malcolm R. Bruni, and Scott M. Bruni

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

2122 Sharondale Investments Partners, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2, on the plan of Sharonwood Subdivision, of record in Plat Book 6200, Page 497, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jamie Mitchell Bruni and James Frederick Bruni by Warranty Deed from Melinda M. Pirman Jacoway and husband, Boyd Jacoway, Jr., and Ann Elizabeth Karhu Johnson and husband, Kris J. Johnson, of record in Book 9391, Page 147, Register's Office for Davidson County, Tennessee, dated June 24, 1994 and recorded on June 28, 1994.

Being the same property conveyed to Jamie Mitchell Bruni, married, by Quitclaim Deed from James Frederick Bruni, unmarried, of record in Book 11524, Page 471, Register's Office for Davidson County, Tennessee, dated June 3, 1999 and recorded on June 11, 1999.

Said Jamie Mitchell Bruni died on February 23, 2023. Her children, the undersigned James F. Bruni, Scott M. Bruni and Malcolm R. Brun, comprise all heirs-at-law, pursuant to Affidavit of Heirship, recorded on May 5, 2023 in Instrument No. 202305050033424, in the said Register's Office.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (___) property known as 2122 Sharondale Drive, Nashville, TN 37215

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 3rd day of November, 2023:

James F. Bruni

Malcolm R. Bruni

Scott Bruni

Scott M. Bruni

STATE OF Tennessee)
)
COUNTY OF Wilson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James F. Bruni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 02 day of November, 2023.

Notarized online using audio-video communication

Kandice Eubanks
Tennessee Notary Public
Online Notary Public
Wilson County
Commission #: N/A
Commission Expires: 10/30/2024

My Commission Expires: 10/30/2024

Kandice Eubanks

Notary Public

STATE OF _____)
)
COUNTY OF _____)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Malcolm R. Bruni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the _____ day of November, 2023.

My Commission Expires: _____

Notary Public

STATE OF Tennessee)
)
COUNTY OF Wilson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Scott M. Bruni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 02 day of November, 2023.

My Commission Expires: 10/30/2024

Kandice Eubanks

Notary Public

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Kandice Eubanks
Tennessee Notary Public
Online Notary Public
Wilson County
Commission #: N/A
Commission Expires: 10/30/2024

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 HANDS EFFECTIVE AS OF 3rd day of November, 2023:

_____
James F. Bruni

_____
Malcolm R. Bruni

_____
Scott M. Bruni

STATE OF _____)
)
COUNTY OF _____)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James F. Bruni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the _____ day of November, 2023.

My Commission Expires:_____

_____
Notary Public

STATE OF Tennessee)
)
COUNTY OF Wilson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Malcolm R. Bruni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 01 day of November, 2023.

My Commission Expires: 10/30/2024

Kandice Eubanks
Notary Public

Notarized online using audio-video communication
Kandice Eubanks
Tennessee Notary Public
Online Notary Public
Commission #: N/A
Commission Expires: 10/30/2024

STATE OF _____)
)
COUNTY OF _____)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Scott M. Bruni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the _____ day of November, 2023.

My Commission Expires:_____

_____
Notary Public

EXHIBIT "A"

Being Lot No. 2, on the Plan of Sharonwood Subdivision, of record in Plat Book 6200, Page 497, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jamie Mitchell Bruni, married, by Quit Claim Deed from James Frederick Bruni, unmarried, of record in Book 11524, Page 471, in the Register's Office of Davidson County, Tennessee, dated June 03, 1999 and recorded on June 11, 1999. The said Jamie Mitchell Bruni died on February 23, 2023, intestate, devising subject property to James F. Bruni, Scott M. Bruni and Malcolm R. Bruni. See Affidavit of Heirship recorded in Instrument No. 20230505-0033424, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jamie Mitchell Bruni and James Frederick Bruni, by Deed from Melinda M. Pirman Jacoway and husband, Boyd Jacoway, Jr. and Ann Elizabeth Karhu Johnson and husband, Kris J. Johnson, of record in Book 9391, Page 147, in the Register's Office of Davidson County, Tennessee, dated June 24, 1994 and recorded on June 28, 1994.

Being the same property conveyed to 2122 Sharondale Investment Partners, a Tennessee Partnership by Deed dated November 3, 2023 and recorded in Book _____ Page _____, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, do hereby make oath that I am a licensed attorney and/or the 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 November 3, 2023.

Signature
Date: November 3, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of November, 2023 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025