Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CRE-24-127

Karen Johnson
Batch # 1102333
02/20/2024 10:37 AM
Fees: $18.00 Taxes: $1,339.40

Davidson County
DEEDWARR
3 pgs

20240220-0011303

WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $362,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF FEBRUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3087LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David Vucich	Movement Mortgage	
1135 W High St.	8024 Calvin Hall Road	104090G02900CO
Edwardsville, IL 62025	Indian Land, SC 29707	

FOR AND IN 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, WE,

JESSE PICUNKO, A MARRIED MAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID VUCICH, A SINGLE MAN

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 29 on the plan of West End Place as shown in Exhibit "B" to the Master Deed of record in Book 6809, Page 569 as amended in Book 9992, Page 744, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse Picunko, unmarried by Warranty Deed from Michael Clinton, unmarried, dated May 15, 2006, and recorded May 18, 2006, in Instrument No. 20060518-0058537, Register's Office for Davidson County, Tennessee.

*THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met.
2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water.
7. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.
8. Any oil, gas or minerals or mineral rights leased, granted or retained by current or prior owner.
9. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
10. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

11. Restrictions, easements, assessments, and possible liens created by and set forth in Master Deed recorded in Official Records Book 6809, Page 569, and amended in Book 9992, Page 744, By-Laws in Book 8834, Page 727, and Leasing rules in Instrument No. 20140423-0034301. in Official Records of Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

12. Easement recorded in Official Records Book 4879, Page 460, of the Public Records of Davidson County, Tennessee.

13. Easement recorded in Official Records Book 5967, Page 451, of the Public Records of Davidson County, Tennessee.

14. Rights of adjoining owners to party wall(s) located partly on the Land.

This is improved property known as 127 W End Place, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 8th day of February, 2024.

Jesse Picunko

Jesse Picunko

STATE OF Tennessee
COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, JESSE PICUNKO, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

☒ *"Personally" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua (city), Tennessee (state), this 8th day of February, 2024.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

Tennessee Certification of Electronic Document

I, John Heaves, 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 02/08/2024 (date of document).

Affiant Signature

2/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

