WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00 .

Shauna D. Seymore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2024.

Robert L Scruggs
Notary Public

COMMISSION EXPIRES: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1107328 DEEDWARR
03/04/2024 02:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20240304-0015007

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shauna D. Seymore	Plaza Home Mortgage C/O First American Solutions	143-01-0A-103-00
(NAME)	(NAME)	
103 Windsor Terrace Drive	1795 International Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Idaho Falls, ID 83402	
(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, I, **Wendy K. Russo, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shauna D. Seymore, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 103, of the Windsor Terrace Condominiums, Phase II, Tract A, a Horizontal Property Regime created under Title 66, Section 27-101, et., seq. as amended, Tennessee Code Annotated, and established by a Master Deed and By-Laws, of record in Book 7150, page 921, as amended in Book 7436, page 667, and Re-recorded in Book 7464, page 297, and amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Windsor Terrace Condominiums contained in said Master Deed and By-Laws appended thereto are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Windsor Terrace Condominiums, as set out on Exhibit "C" to the Master Deed, of record in Book 7150, page 921, and amended in Book 7729, page 206, said Register's Office, for a more complete identification of description of said Unit.

Being the same property conveyed to Wendy K. Russo, unmarried by Warranty Deed from Larry Hillyard Crowder, unmarried of record in Instrument No. 20110504-0034267, dated April 28, 2011 and recorded May 4, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and 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 and not shown by the Public Records.

This is Improved property, known as 103 Windsor Terrace Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) (State) 37221 (Postal Zip)

File No.: 7174-24
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 4th day of March, 2024.

Wendy K. Russo

Wendy K. Russo

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Wendy K. Russo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 4th day of March, 2024.

Robert L Scruggs

Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 4th day of March, 2024.

Robert L Scruggs 03/04/2024

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 4th day of March, 2024.

Melody M Jenkins

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025