Karen Johnson
Batch # 1114527
03/25/2024 10:15:56 AM
Fees: $13.00 Taxes: $3,922.00
Davidson County
DEEDWARR
2 pgs
20240325-0020407

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240248830

STATE OF TENNESS
COUNTY OF DAVID

The actual consideratio.
for this transfer is: $1,060,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2024.

Notary Public
My Commission Expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bethany Ezell and Ryan Cernoch 1629 Glen Echo Road Nashville TN 37215	CMG Mortgage Inc., Dba CMG Financial 3160 Crow Canyon Road Ste 400, San Ramon, Ca 94583-1382	Tax Parcel ID No. 117 15 2A 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David M. Bruno and Leanne N. Bruno, Co-Trustees, Bruno 2013 Family Trust U/A/D November 27, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Cernoch and Bethany Ezell, Husband and Wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit 10 on the Plan of GLEN ECHO COTTAGES, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit "B" to and established by the Declaration recorded in Instrument No. 20140414-0031069, as amended in Instrument No. 20150615-0056310, Instrument No. 20150619-0059122 and Instrument No. 20150622-0059380, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to David M. Bruno and Leanne N. Bruno, Co-Trustees, Bruno 2013 Family Trust U/A/D November 27, 2013, by Quitclaim Deed from David M. Bruno and Leanne N. Bruno, of record in Instrument No. 20211206-0161089, in the Register's Office of Davidson County, Tennessee, dated November 30, 2021 and recorded on December 06, 2021.

Being the same property conveyed to David M. Bruno and Leanne N. Bruno, by Warranty Deed from Weekley Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20180613-0056646, in the Register's Office of Davidson County, Tennessee, dated June 11, 2018 and recorded on June 13, 2018 and corrected by Deed of Correction recorded in Instrument No. 20181019-0103917, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLMONT SUBDIVISION, as recorded in Plat Book 1424, Page(s) 37.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140414-0031069, as amended in Instrument No. 20150615-0056310; Instrument No. 20150619-0059122 and Instrument No. 20150622-0059380.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150225-0016010.

Easement for Public Street Right-of-Way, recorded in Instrument No. 20140519-0042931.

Easement for Storm Drainage, recorded in Instrument No. 20150225-0016033.

This is improved property located at 1629 Glen Echo Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2024.

Bruno 2013 Family Trust U/A/D November 27, 2013

BY: David M. Bruno, Co-Trustee

By: Leanne N. Bruno, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Bruno and Leanne N. Bruno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of Bruno 2013 Family Trust U/A/D November 27, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of March, 2024.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024