WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118097 DEEDWARR
04/02/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20240402-0023203

G-CR-24-1006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/12/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shane Michael Mauro and Julia Theresa Mauro	NEW OWNERS	
(NAME)	(NAME)	**091-06-4R-002.00CO**
1006 57th Ave N	10702 SPRING MEADOW DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	CHAPEL HILL, NC 27517	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RUDY TITLE AND ESCROW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANE MICHAEL MAURO AND JULIA THERESA MAURO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1006, on the Plan of Homes at 1004 & 1006 57th Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220505-0052179, and First Amendment in Instrument No. 20220511-0053934, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Rudy Title & Escrow, LLC by Quitclaim Deed from Andrew Lourigan and Trent Means of record in Instrument No. 20240205-0007915 Register's Office for Davidson County, Tennessee, dated February 5, 2024 and recorded on February 5, 2024.

Further being the same property conveyed to Andrew Lourigan and Trent Means, as tenants in common with right of survivorship by Warranty Deed from Jeff Estepp, LLC of record in Instrument No. 20240201-0007067 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 01, 2024 and Affidavit as to Fraudulent Instruments recorded on February 02, 2024, recorded in Instrument No. 20240202-0007656.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 575, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220505-0052179 as amended in Instrument No. 20220511-0053934, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Declaration of restrictions and covenants for SCMs for regulated residential infill in Instrument No. 20230817-0064295, Register's Office of Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1006 57th Ave N, Nashville, Tennessee 37209**.

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 hand(s) this the 28th DAY OF MARCH, 2024.

Rudy Title and Escrow, LLC

BY: Brian Mitchell

Brian Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RUDY TITLE AND ESCROW, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2024.

Candis A Thornton

Notary Public
My Commission Expires: 7-7-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 28, 2024**.

Date

Affiant Signature

April 2, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **2** day of **April**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)