WARRANTY DEED

Karen Johnson
Batch # 1128066
04/29/2024 10:44:52 AM
Fees: $13.00 Taxes: $1,202.50

Davidson County
DEEDWARR
2 pgs

20240429-0030900

NICK HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-07-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Simone Diamond Gundy and Nathan Tonner Gundy	Studio Bank	104-4-E-5.06
(NAME)	(NAME)	
1101 18th Avenue South, Unit 506	124 12th Avenue South, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240385

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/we, **Lisa Walker Wheeler and Aaron T. Wheeler and Eric M. Wheeler, as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Simone Diamond Gundy and Nathan Tonner Gundy, wife and husband,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 506, 1101 Eighteenth Avenue South, as shown by Master Deed of record in Instrument No. 20060807-0096688, as re-recorded in Instrument No. 20060817-0101760, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Lisa Walker Wheeler, Aaron T. Wheeler and Eric M. Wheeler by Warranty Deed from R. Francene Kavin, Successor Trustee of the John Lovecchio Family Trust, dated August 26, 2016 and filed of record in Instrument No. 20160830-0090793, Register's Office for Davidson County, Tennessee. Parking Space No. 14 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferrable in any fashion except with a transfer of the unit.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1101 Eighteenth Avenue South of record in Instrument No. 20060807-0096688; re-recorded in Instrument No. 20060817-0101760 and Instrument No. 20090624-0058837 and filed of record in Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Storm Water Detention Agreement of record Instrument No. 20060120-0007509, said Register's Office.

Subject to a Reciprocal Easement, Access and Maintenance Agreement appearing of record in Instrument No. 20070926-0114981, Register's Office for said County.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record Instrument No. 20060120-0007524, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20071010-0120355, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1101 18th Avenue South, Unit 506, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this _____ day of _____, _____.

Lisa Walker Wheeler

Aaron T. Wheeler

Eric M Wheeler by Lisa Walker Wheeler Attorney in Fact

Eric M. Wheeler by Lisa Walker Wheeler, Attorney-In-Fact

STATE OF Tennessee)
County OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lisa Walker Wheeler and Aaron T. Wheeler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of April, 2024.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

STATE OF Tennessee)
County OF Williamson)

Before me personally appeared Lisa Walker Wheeler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric M. Wheeler, and who acknowledged that he/she executed the same as the free act and deed of Eric M. Wheeler.

Witness my hand, at office, this 26th of April, 2024.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075