223,291.40

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,291.40.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-5-25

(AFFIX SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/05/2025 DAVIDSON COUNTY

G-FSBO-24-825

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1130674
05/03/2024 11:59:04 AM
Fees: $13.00 Taxes: $826.18

Davidson County
DEEDWARR
2 pgs

20240503-0032634

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Lillian Cuadra	**Same as New Owner**	
(NAME)	(NAME)	**142-09-0A-019-00-CO**
823 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **HELEN TOMASULO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LILLIAN CUADRA, A SINGLE PERSON,** 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 a part of the Site Plan of Doral Country Villa, Section 1, of record in Plat Book 4860, Page 96, Register's Office for Davidson County, Tennessee and described as follows: Being Unit No. 108 on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section 1, of record in Book 5011, Page 395, as amended in Book 5015, Page 251, Book 5124, Page 163, Book 5194, Page 134, Book 5194, Page 136 and Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Helen Tomasulo, unmarried by Warranty Deed from Kyle L. Shahan and Jaisie Shahan, husband and wife of record in Instrument No. 20181113-0111794 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 13, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 96 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 Book 5011, Page 395 as amended in Book 5124, Page 163, and further amended in Book 5015, Page 251, Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5011, Page 429, as amended in Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Recreational Center Plan of record in Plat Book 4885, Page 142, Register's Office for Davidson County, Tennessee.
- Conveyance of Recreational Center to HOA of record in Book 5400, Page 89, Register's Office for Davidson County, Tennessee, as clarified by Instrument of Clarification (Owners Certificate), of Recreation Area to be common open space, of record in Instrument No. 20060320-0031820, said Register's Office.
- By Laws of record in Instrument Number 20151130-0120647, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20180611-0055670, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **825 Todd Preis Drive, Nashville, Tennessee 37221**.

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 30th DAY OF APRIL, 2024.

Helen Tomasulo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN TOMASULO, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2024.

Notary Public
My Commission Expires:
(SEAL)



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