Karen Johnson Davidson County
Batch# 1148971 DEEDWARR
06/20/2024 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20240620-0046117

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

G-P-24-337

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)
Rosana Y Minuta and Marco A. Minuta	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**128 13 0A 337.00**
337 Westfield Drive	**9311 San Pedro Avenue Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Antonio, TX 78216**	
(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, **SANDRA BROCK AUD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSANA Y. MINUTA AND MARCO A. MINUTA, WIFE AND HUSBAND,** 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 certain condominium apartment described as Unit 337 of the WESTFIELD CONDOMINIUMS (formerly The Hamlet), a Horizontal Property Regime, as shown on the plat of record in Plat Book 6250, Page 590 and revised in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee, as further shown in Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, said Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra Brock Aud by Warranty Deed from Jennifer Michelle Robertson and Joshua Pierce, wife and husband of record as Instrument No. 20030129-0012391 in the Register's Office for Davidson County, Tennessee, dated January 15, 2003 and recorded on January 29, 2003.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, conditions, provisions, restrictions and easements contained in Book 7803 Page 694, in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20151130-0120253, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6746 Page 677, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Plat Book 6250 Page 590; as amended in Plat Book 6250 Page 748, in the Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements contained in Master Deed and By-Laws of record in Book 6678 Page 771; as amended in Book 6736 Page 110; Book 6801 Page 962; Book 6831 Page 982; and Book 7271 Page 256, in the Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 201704240040042 and 20170424004045, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **337 Westfield 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 14th DAY OF JUNE, 2024.

Sandra Brock Aud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA BROCK AUD, 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 14th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of June, 2024.

Affiant Signature
Date 6-14-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028