WARRANTY DEED

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Y-P-24-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(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)
Benjamin Andrew Wilander and Elizabeth Allyn Glover	**Regions Bank d/b/a Regions Mortgage**	
(NAME) **1000 Treaty Oaks Dr.**	(NAME) **2050 Parkway Office Circle**	**091-6-L-005.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Birmingham, AL 35244**	
(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, **CHRISTINA DILLON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN ANDREW WILANDER AND ELIZABETH ALLYN GLOVER, 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 5 as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements which Is a Planned Unit Development, as shown of record in Instrument No.20141120-0107174, as Amended by First Amendment to Declaration Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of record as Instrument No. 20150113-0003651, Register's Office for Davidson County, Tennessee, and Amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of record in Instrument No. 20150814-0081914, Third Amendment in Instrument No. 20160826-0089501, Fourth Amendment in Instrument No. 20160922-0099884, Fifth Amendment in Instrument No. 20180725-0072479, and Sixth Amendment in Instrument No. 20190228-0018398, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christina Dillon, single woman by Warranty Deed from Paul Buchanan, married, dated March 5, 2021 and recorded March 10, 2021 in Instrument No. 20210310-0031261, Register's Office of Davidson County, Tennessee.

Scrivener's Affidavit of record in Instrument No. 20240626-0047838.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 169, 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 20141120-0107174 as amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884, Instrument No. 20180725-0072479, and Instrument No. 20190228 0018398, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5039, Page 863, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20140916-0084730, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170104-0000640, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20181121-0114523, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140707-0059372, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson
Batch # 1152947
07/01/2024 10:26:23 AM
Fees: $13.00 Taxes: $1,813.00

Davidson County
DEEDWARR
2 pgs

20240701-0049229

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

This is **improved** property known as: **1000 Treaty Oaks Dr., 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 27 DAY OF JUNE, 2024.

Christina Dillon

STATE OF VA
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA DILLON, 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 ~~28th~~ 27th of June, 2024.

Notary Public
My Commission Expires: Jan. 31, 2027
(SEAL)

DENISE DEBRA ANN JENNINGS
Notary Public - Reg. # 7811245
Commonwealth of Virginia
My Commission Expires Jan. 31, 2027

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