Karen Johnson
Batch # 1153651
07/02/2024 09:44:08 AM
Fees: $18.00 Taxes: $1,147.00
Davidson County
DEEDWARR
3 pgs
20240702-0049754

Attys. Title Co. File 37271-8

Box 14

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38059-02-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Beth Weedman Affiant Subscribed and sworn to before me this 1st day of July, 2024. Notary Public My Commission Expires: 5/19/2028

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Jess Weedman Beth Weedman 7306 Weston Way Nashville, TN 37221	Legacy Home Loans DBA Steadfast Mtg, LLC 1036 Stearman Dr. Ste. 6 White House, TN 37188	Map and Parcel No.: 142100A02100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Marco Sedda, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Robert Jess Weedman and Beth Weedman, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7306 Weston Way, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Laura Leslie Black, spouse of Grantor Marco Sedda, joins in the execution of this instrument for the purpose of conveying all of her interest, marital or otherwise, in the subject property to Grantees.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument made effective as of the 1st day of July, 2024.

GRANTOR:

Marco Sedda

Laura Leslie Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marco Sedda and Laura Leslie Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of June, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 11-A, together with the appurtenant interest in the common elements of Weston Way, Phase II horizontal property regime established by Master Deed, of record in Book 5935, Page 676, as amended in Book 6370, Page 577, Book 7517, Page 115, Book 7517, Page 131, Book 8560, Page 34, and Instrument No. 20130222-0018132, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed in Book 6370, Page 577, and being located upon Lot No. 11 on the Plan of Weston Way of record in Plat Book 5210, Page 89, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marco Sedda, a married man, by deed dated December 21, 2021 from Robert Phillip Weldon and Kathryn Lynne Weldon, heirs-at-law of Aimee K. Weldon, of record in Instrument No. 20220110-0002658, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2024, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Weston Way, as recorded in Plat Book 5210, Page(s) 89, Register's Office for Davidson County, Tennessee.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Weston Way Condominiums for Marteq Corporation, as recorded in Plat Book 5800, Page(s) 95, Register's Office for Davidson County, Tennessee.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Weston Way, Phase II Condominium of record in Book 5935, Page 676, as amended by instrument(s) of record in Book 6370, Page 577, Book 7517, Page 115, Submission to Amendment to Declaration of Master Deed recorded in Book 7517, Page 131, further Amended in Book 8560, Page 34 and Instrument No. 20130222-0018132 (as amended in Instrument No. 20210615-0080812); also subject to easements, rights and interests 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 building thereon.
7. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5423, Page 573, as amended in Book 5426, Page 157, Register's Office for Davidson County, Tennessee.