WARRANTY DEED

Karen Johnson Davidson County
Batch# 1160183 DEEDWARR
07/22/2024 11:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20240722-0054676

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-CRE-24-2446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(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)
Terrance McAdoo	New Owner	
(NAME)	(NAME)	
2446 Nashboro Blvd.	2446 Nashboro Blvd	**135-12-0E-223-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **GREG PURISKI, UNMARRIED AND PAULA PURISKI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRANCE MCADOO, A SINGLE MAN,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Unit 223, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, page 159, as amended by Instrument Number 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Fairway Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greg Puriski and Paula Puriski, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record as Instrument No. 20060111-0004320 in the Register's Office for Davidson County, Tennessee, dated December 27, 2005 and recorded on January 11, 2006.

This conveyance is subject to:
- Terms, conditions, provisions, restrictions and easements contained in Judgment on Declaration of Taking in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Easement, and the terms, conditions, and provisions thereof in favor of Metropolitan Government dated May 3, 1974, recorded May 15, 1974 as Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, and the terms, conditions, and provisions thereof in favor of Metropolitan Government of Nashville and Davidson County dated January 26, 1993, recorded February 23, 1993 as Book 8876 Page 887, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, and the terms, conditions, and provisions thereof in favor of Metropolitan Government of Nashville and Davidson County dated January 26, 1993, recorded February 23, 1993 as Book 8870 Page 932, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease and the terms and provisions thereof, as recorded on November 20, 1997, in Instrument No. Book 10690 Page 327, Register's Office for Davidson County, Tennessee.
- Charter - Nonprofit and the terms and provisions thereof, as recorded on October 14, 1999, in Book 11703 Page 518, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument 20001010-0100360, Register's Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement, and the terms, conditions, and provisions thereof in favor of Vastland Nashboro Development, LLC dated April 18, 2000, recorded October 12, 2000 as Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

• License to Use Fitness Center and Swimming Pools and the terms and provisions thereof, as recorded on May 7, 2002, in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement and the terms and provisions thereof, as recorded on March 14, 2001, in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
• Covenants, conditions, restrictions and easements contained in Declaration of Covenants, Conditions and Restrictions dated October 13, 1999, recorded October 14, 1999 as Book 11703 Page 520, amended by Instrument No. 20010322-0027768, Instrument No. 2003118-0168332 and Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee.
• Covenants, conditions, restrictions and easements contained in Declaration of Covenants, Restrictions dated June 11, 1974, recorded June 20, 1974 as Book 4827 Page 14, 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 of Nashboro Village recorded in Book 4660 Page 159, 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: **2446 Nashboro Blvd. , Nashville, Tennessee 37217**.

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 17th DAY OF JULY, 2024.

Greg Puriski

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREG PURISKI, 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 17th of July, 2024.

Notary Public
My Commission Expires: November 23, 2027
(SEAL)

TAMMY MAE BOOTH
Notary Public - California
San Diego County
Commission # 2473510
My Comm. Expires Nov 23, 2027

Paula Puriski

Paula Puriski

STATE OF Texas
COUNTY OF ~~Kendall~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA PURISKI, 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 17th of July, 2024.

Notary Public
My Commission Expires: 2/16/27
(SEAL)

JONI LU R SCHMIDT
Notary ID #11492805
My Commission Expires
February 16, 2027

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 17th day of July, 2024,
Date *Month* *Year*
by
(1) Greg Puriski
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TAMMY MAE BOOTH
Notary Public - California
San Diego County
Commission # 2473510
My Comm. Expires Nov 23, 2027

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed **Document Date:** July 17, 2024

Number of Pages: 1 **Signer(s) Other Than Named Above:** _____

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Certificate of Authenticity

I, Holly A. Mason, 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 July 17, 2024.

Affiant Signature

7/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026