Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM 24-2929-A9

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED TWENTY ONE THOUSAND AND 00/100 ($221,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Karen Johnson
Batch # 1165838
08/02/2024 12:49:00 PM
Fees: $13.00 Taxes: $817.70

Davidson County
DEEDWARR
2 pgs

20240802-0058895

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ryla N. Traylor (NAME)	**NEW OWNER** (NAME)	**119 14 0A 009.00**
2929 Selena Drive, A9 Nashville, TN 37211 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of July, 2024, the undersigned, **NICOLA ACCORDINO, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **RYLA N. TRAYLOR, AN UNMARRIED WOMAN, AND RYRAN TRAYLOR, AND JESSICA TRAYLOR, HUSBAND AND WIFE, AS** tenants in common with rights of survivorship hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2929 SELENA DRIVE, A9, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9, on the plan of KINGSWOOD CONDOMINIUMS, of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Kingswood Kastle, a horizontal property regime established by Master Deed of record in Book 5552, Page 732 and amended in Book 6058, Page 320, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicola Accordino, a single man, by Warranty Deed from Sean Patrick Larkin and Adrienne M. Larkin, husband and wife, of record in Instrument No. 20240223-0012492, in the Register's Office of Davidson County, Tennessee, dated February 15, 2024 and recorded on February 23, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of July, 2024.

GRANTOR: Nicola Accordino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Nicola Accordino**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31st day of July, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY