WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179235 DEEDWARR
09/09/2024 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240909-0069269

G-C-24-2962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/20/2028
(AFFIX SEAL)

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

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)
Jeffrey P. Mucci and Wendy S. Cook-Mucci	NEW OWNER	
(NAME)	(NAME)	**163-11-0D-018.00-CO**
2962 Baby Ruth Lane Unit 18		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **WILLIAM BLAKE BRANCH, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY P. MUCCI AND WENDY S. COOK-MUCCI, 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 18 on the Plan of Hickory Place Townhouses, a Planned Unit Development, as shown on plat of record in Plat Book 11190, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Blake Branch, single man by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington DC of record in Instrument No. 20160428-0041299 Register's Office for Davidson County, Tennessee, dated April 26, 2016 and recorded on April 28, 2016.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 11190, Page 54, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Book 11468, Page 921, as amended in Book 11479, Page 882, Book 11641, Page 145 and Book 11642, Page 255, Register's Office for Davidson County, Tennessee.
- Charter of Hickory Place Townhouse Owner's Association of record in Book 11468, Page 967, as amended in Book 11641, Page 142, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to Hickory Place Townhouse Owners Association of record in Book 11634, Page 972, 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: **2962 Baby Ruth Lane Unit 18, Antioch, Tennessee 37013**.

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 6th DAY OF SEPTEMBER, 2024.

William Blake Branch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BLAKE BRANCH, 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 6th of September, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
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

WHEN RECORDED RETURN TO
Rudy Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23184-DS

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9/6/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/6/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

