Karen Johnson Davidson County
Batch# 1182326 DEEDWARR
09/17/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20240917-0071728

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

W-VH-24-272

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)
John Reed McCulloch	New owner	
(NAME)	(NAME)	**171-02-0A-124.00-CO**
272 Glenstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ANNETTE DEUSER, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN REED MCCULLOCH, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 124 on the Condominium Site Plan of Brentwood Villa, Phase 3B, as of record in Plat Book 6900, Page 4 and as amended in Plat Book 6900, Page 329, Register' s Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Annette Deuser, a married woman by Warranty Deed from Alexandria Smyczynski and Vincent Smyczynski, wife and husband of record in Instrument No. 20230511-0035207 Register's Office for Davidson County, Tennessee, dated May 09, 2023 and recorded on May 11, 2023.

This conveyance is subject to:
• Taxes for the year 2024, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6900, Page 4 and amended Plat Book 6900, page 329, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominium of record in Book 6923, Page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, Tennessee.
• By-Laws for Brentwood Villa Condominium and Brentwood Villa Condominium Association, Inc. of record in Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee.
• Charter of record in Book 6936, Page 895 and Articles of Amendment in Book 7998, page 249 and Book 8267, page 270, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 8127, Page 666, Book 8127, page 782, Book 8127, page 802 and Book 8128, page 17, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20120124-0006661, Register's Office for Davidson County, Tennessee.
• Easement for water mains and appurtenances of record in Book 5155, page 164, Register's Office for Williamson County, Tennessee.
• Easement for sewer force main of record in Instrument Number 20030707-0093162, Register's Office for

Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.
- Appointment of Substitute trustee of record in Instrument Number 20071022-0124551, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6924, Page 5, 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: **272 Glenstone Circle, Brentwood, Tennessee 37027**.

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 13th DAY OF SEPTEMBER, 2024.

Annette Deuser by Adam Jefferson Attorney in Fact
Annette Deuser by Adam Jefferson
Attorney in Fact

Greg Edward Deuser by Adam Jefferson Attorney in Fact
Greg Edward Deuser by Adam Jefferson
Attorney in Fact

- Greg Edward Deuser, spouse of Annette Deuser, hereby joins in this conveyance and does transfer and convey any and all marital interest Greg Edward Deuser may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANNETTE DEUSER, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNETTE DEUSER.

Witness my hand and official seal, this the 13th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GREG EDWARD DEUSER, and who acknowledged he/she/they executed the same as the free act and deed of the said GREG EDWARD DEUSER.

Witness my hand and official seal, this the 13th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

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

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **September 13, 2024**.

Affiant Signature

September 16, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

16th day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires