Karen Johnson Davidson County
Batch# 1205088 DEEDWARR
11/13/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,478.11
20241113-0088490

WARRANTY DEED

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

B-EXP-24-1202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,490.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026
(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)
James Dugan	New Owner	
(NAME)	(NAME)	**082-13-0D-102.00-CO**
1202 6th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **SCOTT MANCUSO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES DUGAN, 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. 102, Germantown Madison Square Condominiums, as established under Master Deed and By-Laws of record in Instrument 20061019-0129740, as amended in Instrument 20110509-0035408, in the Register's Office, Davidson County, Tennesse, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Scott Mancuso, married by Warranty Deed from Samuel Toczylowski and Katherine Toczylowski, husband and wife of record in Instrument No. 20220927-0106744 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on September 27, 2022.

Said property is not, and has never been, the primary residence of the within named grantor.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 10, Page 604, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Germantown Madison Square Condominiums of record in Instrument Number 20061019-0129740, amended in Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee.
- Charter of Germantown Madison Square Condominiums Homeowners' Association, Inc. of record in Instrument Number 20060929-0120772, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061220-0156745, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants Running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130, as amended in Book 11625, Page 280, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20061214-0154052, 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: **1202 6th Ave N, Nashville, Tennessee 37208**.

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 8th DAY OF NOVEMBER, 2024.

Scott Mancuso

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT MANCUSO, 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 8th of November, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, Joshua A. Terry, 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 11/8/2024.

Affiant Signature – Joshua A. Terry

11/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/12/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27