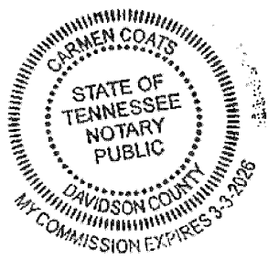
Karen Johnson Davidson County
Batch# 1236777 DEEDWARR
02/13/2025 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $2,218.15
20250213-0010960

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2025.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rachele Truso	United Wholesale Mortgage LLC	072-05-0N-035.00-CO
3040 Edwin Circle	585 South Boulevard East	
Nashville, TN 37207	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MEGHAN KILLION, SINGLE AND RUSSELL J. KILLION AND ROWENA KILLION, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHELE TRUSO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 35 of High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No. 20210204-0016516 and Instrument No. 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to High View Cottages LLC, a Tennessee limited liability company by Warranty deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20200923-0109424 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and as corrected by Scrivener's Affidavit of recorded on May 03, 2021 in Instrument No. 20210503-0058958.

Being the same property conveyed to Meghan Killion, single and Russell J. Killion and Rowena Killion, husband and wife by Warranty Deed from High View Cottages, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240206-0008238 Register's Office for Davidson County, Tennessee, dated February 01, 2024 and recorded on February 06, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3040 Edwin Circle, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2025.

Meghan Killion

Russell J. Killion

Rowena Killion

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Meghan Killion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2025.

Notary Public

My Commission Expires: 8/29/26

SUSAN J BARUCCA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 29, 2026

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Russell J. Killion and Rowena Killion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2025.

Notary Public

My Commission Expires:

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3040 Edwin Circle, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2025.

Meghan Killion

Russell J. Killion

Russell J. Killion

Rowena D. Killion

Rowena Killion

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Meghan Killion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2025.

_____
Notary Public

My Commission Expires:

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Russell J. Killion and Rowena Killion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2025.

Angela D. Mays
Notary Public

My Commission Expires:
5/31/2028

ANGELA D. MAYS
Notary Public - State of Florida
Commission # HH 506361
My Comm. Expires May 31, 2028
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 4, 2025.

Affiant Signature

13th day of February, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

