WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

MJ-ORE-25-1002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $984,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(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)
Mark Campanella	**Same as New Owner**	
(NAME) **1002 Waverly Avenue**	(NAME)	**105-09-0O-001.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **MARCIA A. WRIGHT INTERVIVOS TRUST AGREEMENT DATED APRIL 17, 2007,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK CAMPANELLA, 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 all of Unit A, as shown on the Plan of 1002 Waverly Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20130726-0077655, and Amendment instrument no. 20140717-0063524, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Marcia A Wright and Gill C. Wright, III, as Co-Trustees of the Marcia A. Wright Intervivos Trust Agreement, date April 17, 2007 by Warranty Deed from Blue Sky Construction, Inc., a Tennessee Corporation of record in Instrument No. 20140808-0071801 Register's Office for Davidson County, Tennessee, dated August 06, 2014 and recorded on August 08, 2014.

This conveyance is subject to:
- All matters shown on the Plan of record in Book 4595, page 63, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20130726-0077655 and Amendment instrument no. 20140717-0063524, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140604-0048357, 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: **1002 Waverly Avenue, Nashville, Tennessee 37203**.

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.

Karen Johnson
Batch # 1272344
05/13/2025 10:20 AM
Fees: $18.00 Taxes: $3,640.80

Davidson County
DEEDWARR
3 pgs

20250513-0037479

Witness my/our hand(s) this the 8th DAY OF MAY, 2025.

Marcia A. Wright Intervivos Trust Agreement dated April 17, 2007

BY: Marcia A Wright
Marcia A. Wright
Trustee

BY: Gill C. Wright III
Gill C, Wright, III
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCIA A. WRIGHT, TRUSTEE of MARCIA A. WRIGHT INTERVIVOS TRUST AGREEMENT DATED APRIL 17, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of May, 2025.

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

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILL C, WRIGHT, III, TRUSTEE of MARCIA A. WRIGHT INTERVIVOS TRUST AGREEMENT DATED APRIL 17, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of May, 2025.

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

I, John Gleaves, 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 May 9, 2025 (date of document).

Affiant Signature

Date: May 9, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-27

