WARRANTY DEED

Karen Johnson Davidson County
Batch# 1449736 DEEDWARR
07/21/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $989.75
20260721-0065782

File #26-DW-1272-207

(SEAL) JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lucia Y. Cuomo	Legacy Home Loans	
(NAME)	(NAME)	
1272 3rd Avenue South, Unit 207	2 Cadillac Dr	**105 03 4B 017.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	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,

AMY REYNOLDS, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LUCIA Y. CUOMO,

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 207, of DUDLEY PARK CONDOMINIUMS, established pursuant to the provisions of the Tennessee Code Annotated as the same is set out in Section 66-27-201, et seq. as amended, under the Master Deed and Declaration establishing DUDLEY PARK CONDOMINIUMS of record in Instrument No. 20230922-0074682, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 condominium and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed and Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed and Declaration.

Being the same property conveyed to Amy Reynolds, a single person, by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20240321-0019609, in the Register's Office of Davidson County, Tennessee, dated March 20, 2024 and recorded on March 21, 2024.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN NELSON'S ADDITION TO NASHVILLE, as recorded in Plat Book 2, Pages 182 and 183.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF PARCELS 229, 230, AND 231 OF PROPERTY MAP 105-3 PART OF LOT 30 PLAN OF JOHN NELSON ADDITION, as recorded in Instrument No. 20070912-0109545.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DUDLEY PARK Condominium of record in Instrument No. 20230922-0074682; also subject to easements, rights and interests 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 building thereon.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230922-0074680 and Instrument No. 20230922-0074681.

* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220616-0069008.
* Easement for Water Meters, Lines, and Appurtenances, recorded in Instrument No. 20220628-0074597.
* Easement recorded in Instrument No. 20220719-0082626.
* Agreement for Dedication of Public Right of Way as set forth in Instrument recorded in Instrument No. 20220525-0060805.
* Articles of Amendment to the Charter of Woodstock Vintage Lumber, Inc. recorded as Instrument No. 20200727-0082165.
* Articles of Dissolution of WVL Investments, Inc. recorded as Instrument No. 20210107-0003564.
* Charter for Dudley Park Condominium Association, Inc. recorded as Instrument No. 20231004-0078002.
* Charter for Dudley Park Townhomes Homeowners' Association, Inc. recorded as Instrument No. 20231004-0078003.
* Charter for Dudley Park Master Association, Inc. recorded as Instrument No. 20231004-0078005.
* Subject to all matters shown on Survey of record in Instrument No. 20220111-0003322.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1272 3rd Avenue **South, Unit 207, Nashville, TN 37210**.

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~~ 8 day of July, 2026.

Amy Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of July, 2026, before me personally appeared Amy Reynolds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of July, 2026.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Tuwana J. Bryant, do hereby make an 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 7-8-2024.

Tuwana J. Bryant

Name: Tuwana J. Bryant
Title: **Authorized Agent**

Date 7/16/2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 7-16-24.

Jennifer Chandler-Cole
Notary Public

My Commission Expires: 10/04/2027

