WARRANTY DEED

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Debbie A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th August, 2019

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon P LaMantia	Sharon P LaMantia	064120A92800CO
(NAME) 928 Old Fountain Court	(NAME) 928 Old Fountain Court	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, I, Kent Otero, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Sharon P LaMantia, unmarried and Cathryn Szczecinski, married, hereinafter called the GRANTEE(S), his assigns, a 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. 928, on the plan of Section 2, Fox Run Condominiums, as shown on plat of record in Plat Book 5200, Page 148, and as established by the Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and Book 5936, Page 301 and as amended in Book 6370, Page 817 and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Kent Otero, unmarried by Warranty Deed from Lawrence A. Barnes, unmarried, dated 03/13/2017, of record in Instrument 201703150025312, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 5200, Page 148; By-Laws as shown of record in Book 4956, Page 590, Deed Book 5174, Page 609, Deed Book 5548, Page 852, Deed Book 5564, Page 582, Deed Book 5896, Page 301; Covenants, conditions, easements and restrictions recorded in Book 5535, Page 713, , and Master Deed of record in Book 5895, Page 516, Book 5936, Page 301 , together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Note: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title; Easement including terms and conditions thereof as recorded in Book 8035, Page 646 and By-laws recorded 06/20/2012 of record in Instrument 201206200053936, all of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 267578 DEEDWARR
08/07/2019 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $503.20
20190807-0078315

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 928 Old Fountain Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her 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), his/her/their 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.

Effective the 2 day of August, 2019.

Kent Otero

State of New York
County of Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent Otero, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of August, 2019.

Notary Public:
My Commission Expires: 04/16/2022

EVER F VACA
Notary Public - State of New York
NO. 01VA6373958
Qualified in Queens County
My Commission Expires Apr 16, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201908070078315

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY