WARRANTY DEED

Karen Johnson Davidson County
Batch# 310261 DEEDWARR
11/04/2019 01:59:26 PM 2 pgs
Fees: $13.00 Taxes: $1,277.61

20191104-0113498

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day October 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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
Dieter Donnert	Regions Bank	098-06-OA-227.00
(NAME)	(NAME)	
1724 Robindale Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(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/we Harmony Star Lopez and Carmelo Lopez Jr., husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ellen M. Donnert and Klaus Donnert, wife and husband, , hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 204, on the Final Plat, Phase Two, Section C, Bridgewater, of record in Instrument No. 20070614-0071360, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Carmelo Lopez Jr. and Harmony Star Lopez, husband and wife by Warranty Deed dated 11/24/2015 from Jason Knox and wife, Kelly Knox of record in Instrument 201511300120111, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per plat of record in Instrument 200706140071360, Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200510240128043, as amended of record in Instrument 201901220006133, Declaration of Taking of record in Book 1291, Page 99, Easement of record in Book 1318, Page 28, Stormwater Detention Agreement of record in Instrument 2005022200191, Charter of the Homeowners Association of record in Instrument 200602230021110, Quitclaim Deed to the Homeowner's Association of record in Instrument 200911100103837, as corrected in Instrument 200911170105711, Quitclaim Deed to the Homeowner's Association of record in Instrument 201602030010469, said Register's Office,

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.

File No.: 549704
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM EAT-19-1724

unimproved ☐

This is improved ☒ 1724 Robindale 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), his/her/their 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 30 day October 2019 .

Harmony Star Lopez

Carmelo Lopez Jr.

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harmony Star Lopez and Carmelo Lopez Jr., 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 30th day of October, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129