THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224765** Karen Johnson Davidson County Batch# 369021 DEEDWARR 03/06/2020 04:07:30 PM 3 pgs Fees: $18.00 Taxes: $1,846.30 20200306-0025748	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $499,000.00. Affiant Subscribed and sworn to before me, this ~~5th~~ 6th day of March, 2020. Notary Public My Commission Expires: OCT 2 0 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Russell William Mock and Sarah Sophie Mock 309A McKennell Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-16-0C-003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juliet Diiorio, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell William Mock and Sarah Sophie Mock, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit C, on the plan of McKennell Drive Townhomes filed as Exhibit to and established by the Restriction Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140102-0000261, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Juliet Diiorio, a single woman by Warranty deed from Ridgemont Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150415-0033302 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 15, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3500, Page 129, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20130815-0085806, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20131007-0105114 and Restated in Instrument No. 20140102-0000261 and amended in Instrument No. 20150917-0094299, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140102-0000074, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 309A McKennell Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2020.

Juliet Diiorio by Nathan L. Powers, attorney-in-fact

Juliet Diiorio
BY: Nathan L. Powers, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Juliet Diiorio and that he is authorized by Juliet Diiorio to execute this instrument on her behalf.

Witness my hand, at office, this 5th day of March, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/22/23
Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY