WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Kevin Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/28/2021
(AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 28, 2021

G-PHRC-20-845

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 429798 DEEDWARR
07/01/2020 01:38:30 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20200701-0071396

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Anthony DePasquo and Anita Kay DePasquo	New Owner	
(NAME)	(NAME)	**142-09-0A-009.00-CO**
845 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **GEORGIA H. JONES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT ANTHONY DEPASQUO AND ANITA KAY DEPASQUO, HUSBAND AND WIFE,** 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 Country, Tennessee, being Unit No. 103 on the Plan of Doral Country Villa, Section I, as of record in Plat Book 4860, Page 96, Register's Office for Davidson County, Tennessee, and described in Master Deed establishing a Horizontal Property Regime of Doral County Villa Condominiums, of record in Book 5011, Page 395, as amended in Book 5015, Page 251,Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete identification and description of said Unit.

Being the same property conveyed to Georgia D. Hesson, a single person by Condominium Unit Warranty deed from Barry Construction Company, a Tennessee Corporation of record in Book 5029, page 591, Register's Office for Davidson County, Tennessee, dated April 23, 1976 and recorded on May 27, 1976.

The said Georgia D. Hesson having since married and is now known as Georgia H. Jones. Bobby J. Jones, spouse of Georgia H. Jones having died February 22, 1979.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 96, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villas, Section I, of record in Book 5011, Page 395, Book 5015, Page 251, Book 5124, Page 163, Book 5194, Page 134 and Book 5194, Page 136 and in Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Homeowners Association of record in Book 5011, Page 429, as amended in Instrument Number 20070523-0061626, in the Register's Office for Davidson County, Tennessee.
- Doral Country Villas Homeowners Association Fines of record in Instrument Number 20151130-0120647, 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: **845 Todd Preis Drive, Nashville, Tennessee 37221**.

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 29th DAY OF JUNE, 2020.

Georgia H Jones by Stacey K. Smith Attorney in fact

Georgia H. Jones by Stacey K. Smith,
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, Stacey K. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GEORGIA H. JONES, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGIA H. JONES.

Witness my hand and official seal, this the 29th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY