Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829325

Karen Johnson Davidson County
Batch# 468023 **DEEDWARR**
09/01/2020 11:46:01 AM 2 pgs
Fees: $13.00 Taxes: $1 387.50

20200901-0099265

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2020.

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 10/26/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To: Capstar Bank	Tax Information:
Audrey N. Assad	New Owner 2002 Richard Jones Rd	Tax Parcel ID No.
363 Cumberland Hills Drive	Ste 300 A	034 04 0 026.00
Madison TN 37115	Nashville, TN 37215	

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, **Steven M. Danitz and Denise Danitz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Audrey N. Assad**, ("Grantees"), its 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 Lot No. 39, on the Plan of Section Four, North Hill Estates, as of record in Book 3842, Page 229, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven M. Danitz and Denise Danitz, husband and wife, by Warranty Deed from Sherrie Holland Pruitt and Christopher T. Pruitt, wife and husband, of record in Instrument No. 20170519-0050069, in the Register's Office of Davidson County, Tennessee, dated May 16, 2017 and recorded on May 19, 2017.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

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 Section Four, North Hill Estates, as recorded in Plat Book 3842, Page(s) 229.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4293, Page 979.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20181121-0114594.

Easement for Permanent Telecommunications and Right of Way, recorded in Instrument No. 20120228-0017172.

This is improved property located at 363 Cumberland Hills Drive Madison TN 37115

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 26th day of August, 2020.

Steven M Danitz
by Denise Danitz Attorney in Fact
Steven M. Danitz
By: Denise Danitz, Attorney in Fact

Denise Danitz

STATE OF TN
COUNTY OF DAVIDSON

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

WITNESS my hand, at office, this 26th day of August, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022