Karen Johnson Davidson County
Batch# 471797 DEEDWARR
09/08/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20200908-0102153

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

CRT File No. 200829379

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $459,900.00.

Affiant

Subscribed and sworn to before me, this 4th day of September, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clint Roney and Laura Abigail Buchanan 1005A Mitchell Road Nashville TN 37206	New Owner	Tax Parcel ID No. 083 08 0N 001.00

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, **Edward Bernet and Elizabeth Adams now known as Elizabeth Bernet, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clint Roney and Laura Abigail Buchanan, both unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1005 Mitchell Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1005 Mitchell Road, a Horizontal Property Regime, of record in Instrument Number 20190423-0037329, amended in Instrument No. 20200622-0066064 and Instrument No. 20200806-0087418, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Elizabeth Adams and Edward Bernet, wife and husband, by Warranty Deed from David B. Steunebrink and wife, Pamela Steunebrink, of record in Instrument No. 20191015-0105685, in the Register's Office of Davidson County, Tennessee, dated October 11, 2019, and recorded on October 15, 2019.

Elizabeth Adams, having since married and is now known as Elizabeth Bernet.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rosewood Heights Section III, as recorded in Plat Book 2133, Page(s) 61.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190423-0037329, amended in Instrument No. 20200622-0066064 and Instrument No. 20200806-0087418.

Revocation of Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 1005 Mitchell recorded in Instrument No. 20200901-0099053.

This is improved property located at 1005A Mitchell Road 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 4th day of September, 2020.

Edward Bernet

Elizabeth Adams Bernet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Bernet and Elizabeth Adams Bernet, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 1, 2021

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

