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

CRT File No. 200829557

Karen Johnson Davidson County
Batch# 476096 **DEEDWARR**
09/15/2020 12:15:03 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20200915-0105161

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2020.

Notary Public
My Commission Expires: _____

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony Zitto 2817 Paddle Wheel Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 062 02 0B 048.00

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, **Jenna L. Busch, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Zitto, a married man,** ("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. 126 on the Plan of Final Plat of Abbington Park, Phase One - Section Two-A of record in Plat at Instrument No. 20040218-0018387, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jenna L. Busch, by Quitclaim Deed from Benjamin J. Gold, unmarried, of record in Instrument No. 20160316-0024820, in the Register's Office of Davidson County, Tennessee, dated March 09, 2016 and recorded on March 16, 2016.

Being the same property conveyed to Jenna L. Busch, an unmarried woman and Benjamin J. Gold, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Joseph R. Carmack, unmarried, of record in Instrument No. 20131125-0121052, in the Register's Office of Davidson County, Tennessee, dated November 19, 2013 and recorded on November 25, 2013. Said property was never the marital residence of Grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Abbington Park, Phase One - Section Two-A, as recorded in Instrument No. 20040218-0018387.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030213-0020075, as amendment recorded in Instrument Nos. 20161027-0113738 and 20170124-0007830, as supplement recorded in Instrument Nos. 20040401-0036605, 20040401-0036606, 20040518-0058461, 20041202-0143844, 20041202-0143845, 20041202-0143846, 20041202-0143847, 20041202-0143848, 20041202-0143849, 20041202-0143850, 20041217-0149936, 20041217-0149937, 20041217-0149938, 20041217-0149939, 20041217-0149940, 20041217-0149941, 20041217-0149942, 20041217-0149943, 20050201-0011849, 20050204-0013531, 20050204-0013532, 20050204-0013533, 20050204-0013534 and 20060202-0012846.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument Nos. 20040204-0013718 and 20040204-0013719.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030109-0004246.

This is improved property located at 2817 Paddle Wheel Drive Nashville TN 37214

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 14th day of September, 2020.

Jenna L. Busch

STATE OF Missouri)
COUNTY OF Saint Charles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenna L. Busch, 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 11th day of September, 2020.

Notary Public

My Commission Expires: 09/01/2023

KATIE L. HEUER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Sept. 1, 2023
Commission # 15635762