THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 495620 DEEDWARR
10/14/2020 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201014-0119353

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Kathleen O. DiCorpo

KATHLEEN A. DiCORPO, as Trustee, Affiant

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

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5/3/2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Kathleen A. DiCorpo, Trustee of the Kathleen A. DiCorpo Living Trust, as amended and restated under agreement dated May 8, 2019 1220 Duns Lane Nolensville, TN 37135	Kathleen A. DiCorpo, Trustee of the Kathleen A. DiCorpo Living Trust, as amended and restated under agreement dated May 8, 2019 1220 Duns Lane Nolensville, TN 37135	187-09-0A-316.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **KATHLEEN A. DiCORPO**, a single person (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **Kathleen A. DiCorpo, as Trustee of the KATHLEEN A. DiCORPO LIVING TRUST, as amended and restated u/a dated May 8, 2019**, its successors and assigns (the "Grantee"), my entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee being Lot No. 316 on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, 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 Kathleen DiCorpo by Warranty Deed dated September 23, 2019 and recorded as Instrument Number 20190925-0097371, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The Deed of Trust of record as Instrument Number 20190925-0097372, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated September 23, 2019, from Kathleen A. DiCorpo, an unmarried woman to Ark-La-Tex Financial Services, LLC dba Benchmark Home Loans, in the original principal amount of Three Hundred Six Thousand One Hundred ($306,100.00) Dollars.

2. Current Davidson County taxes which have been prorated by the parties and assumed by the Grantee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20180604-0053014, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, and as amended by Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20170118-0005499, Instrument No. 20171108-0114807, Instrument No. 20170504-0044438, Instrument No. 20180622-0060478 and Instrument No. 20181204-0118306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction , if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. HOA Charter of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.

6. Grant of Easement to Global Signal Acquisitions, IV, LLC of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.

7. Easement Agreement in favor of GTE Mobilnet of Nashville of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.

8. Dedication of Easements for Sanitary Sewers of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.

9. Memorandum of Lease Agreement of record in Book 10424, Page 22 and as Assigned by Instrument No. 20051031-0131235, in the Register's Office for Davidson County, Tennessee.

10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20150626-0061523 and Instrument No. 20150713-0067951, in the Register's Office for Davidson County, Tennessee.

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171002-0100380, in the Register's Office for Davidson County, Tennessee.

12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as 1220 Duns Lane, Nolensville, Tennessee 37135.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 14th day of October, 2020.

Kathleen A. DiCorpo

KATHLEEN A. DiCORPO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHLEEN A. DiCORPO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of October, 2020.

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: MAY 3, 2021

Lisa D. Hill

Notary Public

My Commission Expires: 5/3/2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

