WARRANTY DEED

Karen Johnson Davidson County
Batch# 502818 DEEDWARR
10/28/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20201028-0125352

JM-SB-TRA-20-4263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023 (AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Chisari and Monica Nutty	**NEW OWNER**	
(NAME)	(NAME)	
4263 Stone Hall Blvd	4263 STONE HALL BLVD	**085-04-0A-424.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	HERMITAGE, TN 37076	
(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, **STEPHANIE KIRK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL CHISARI, A MARRIED MAN, AND MONICA NUTTY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 County, Tennessee, being Lot No. 424 on the Plan of Final Plat of The Reserve at Stone Hall (Formerly Eversong at Ravenwood), Phase 2, Section 1 of record in Plat at Instrument No. 20181217-0122497, 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 Stephanie Kirk, a married woman, as her sole and separate property by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20190102-0000342 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 02, 2019.

The spouse of the grantor joins in the execution of this instrument to convey their marital interest.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Instrument No. 20180125-0007876, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20090310-0021482, as amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929 and as further amended and restated in Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20161013-0108472 and Instrument No. 20120207-0011118, Register's Office for Davidson County, Tennessee.
- Flowage Easement in favor of United States of America of record in Book 2244, Page 399, Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Book 4212, Page 147, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7292, Page 968, Register's Office for Davidson County, Tennessee.
- Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Instrument No. 20030328-0040734, Register's Office for Davidson County, Tennessee.
- Easement for waterline & maintenance over subject property contained in Deed of record in Instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060809-0097670 and Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.
- Certification of Grant of Right of Way and Road Construction of record in Instrument No. 20090421-0036252, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in

Instrument No. 20090615-0055321, Register's Office for Davidson County, Tennessee.
• Agreed Order of record in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee. (Road Connector Easement)
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170419-0038221, Register's Office for Davidson County, Tennessee.
• Restrictive Covenant for Detached Structure of record in Instrument Number 20200129-0010727, 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: **4263 Stone Hall Blvd, Hermitage, Tennessee 37076**.

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 20th DAY OF OCTOBER, 2020.

Stephanie Kirk by James Walton Aldridge, Jr., Attorney-in-fact

Stephanie Kirk
by James Walton Aldridge, Jr., Attorney-in-fact

James Walton Aldridge, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

James Walton Aldridge, Jr.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~STEPHANIE KIRK~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. on behalf of Stephanie Kirk, as her Attorney in fact.

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GRONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WALTON ALDRIDGE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GR...

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

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024