Karen Johnson Davidson County
Batch# 512834 DEEDWARR
11/10/2020 09:30:30 AM 5 pgs
Fees: $28.00 Taxes: $2,349.50
20201110-0132086

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35856-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me this 6th day of November, 2020. Notary Public My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jill Ormandy 1008 St. Andrews Place Nashville, TN 37204	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 132010A01900CO

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, **Angela Noel Donatoni, Trustee of The Angela Noel Donatoni Revocable Living Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jill Ormandy, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1008 St. Andrews Place, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of November, 2020.

Angela Noel Donatoni, Trustee of The Angela Noel Donatoni Revocable Living Trust

STATE OF _____

County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Angela Noel Donatoni, Trustee** of the Angela Noel Donatoni Revocable Living Trust, 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.

Witness my hand, at office, this _____ day of November, 2020.

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On 11/3/2020 before me, A Orman - Notary Public
(insert name and title of the officer)

personally appeared Angela Noel Dongtoni,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. ORMAN
Notary Public - California
Contra Costa County
Commission # 2274031
My Comm. Expires Jan 29, 2023

Signature _____ (Seal)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of St. Andrews Place, as of record in Plat Book 6250, page 909, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angie Donatoni by deed dated October 12, 2018 from Carl C. Jenkins, Jr. and Suzanne T. Jenkins, husband and wife, of record in Instrument No. 20181024-0105280, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 8, 2019 of record in Instrument No. 20190815-0081887, Register's Office for Davidson County, Tennessee, Angie Donatoni conveyed subject property to Angela Noel Donatoni, Trustee of the Angela Noel Donatoni Revocable Living Trust..

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable.
2. Restrictive Covenants contained in an instrument of record in Book 6658, page 135, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, By-Laws and Restrictions for St. Andrews Place, of record in Book 6856, page 843, amended in Book 7085, page 528, Instrument No. 20120531-0047004, Instrument No. 20120531-0047005, and Instrument No. 20180426-0039231, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 909, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps, and appurtenances of record in Instrument No. 20061127-0145857, Register's Office for Davidson County, Tennessee.
6. Easement as set out in the contract to Nashville Water Company, Inc., of record in Book 1141, page 378, Register's Office for Davidson County, Tennessee.
7. Easement for Gas Line of record in Book 1848, page 460, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6737, page 867, Register's Office for Davidson County, Tennessee.
9. Deed of Easement for Ingress and Egress of record in Book 7342, page 549, Register's Office for Davidson County, Tennessee.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY