Karen Johnson Davidson County
Batch# 514011 DEEDWARR
11/10/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20201110-0132602

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

X Michael G. Sommesi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0966

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kimmette Whitener, unmarried	NEW OWNER	Map: 098060B02900CO
(NAME) 1222 Chickadee Circle	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-SEVEN THOUSAND AND NO/100 DOLLARS ($367,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL G. SOMMESI, SUCCESSOR TRUSTEE OF THE ANNE S. STUNDL REVOCABLE LIVING TRUST DATED JUNE 28, 1999 AND AMENDED SEPTEMBER 9, 2009,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIMMETTE WHITENER, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit A of Lot 56D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument Number 20051122-0141076, annd as shown on the plat of record inInstrument 20051104-0133987 and seen Surveyor's Certificate of Correction of record in Instrument 20060608-006781, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anne S. Stundl, Trustee of The Anne S. Stundl Revocable Living Trust, by deed from Anne S. Stundl, of record in Instrument No. 20090914-0085610, dated September 9, 2009. See also, Warranty Deed of record in Instrument No. 20061205-0149838 and Certification of Trust of record in Instrument No. 20090914-0085611, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20051104-0133897, corrected in Instrument No. 20060608-0067981, said Register's Office.

Deed of common areas to Homeowners Association of record in Instrument No. 20091110-0103837, in the Register's Office for Davidson County, Tennessee.

TVA Line Easement of record in Book 1291, Page 99, in the Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement of record in Instrument No. 20060120-0008000, in the Register's Office for Davidson County, Tennessee.

Open Space Maintenance Agreement of record in Instrument No. 20051024-0128043, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20060223-0021110, in the Register's Office for Davidson County, Tennessee.

Charter for Bridgewater Villas Townhomes Corporation of record in Instrument No. 20060223-0021111, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20051024-0128043, amended in Instrument No. 20051122-0141076, Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1222 Chickadee Circle, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 9th day of November, 2020.

The Anne S. Stundl Revocable Living Trust
BY: Michael G. Sommesi
Michael G. Sommesi
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael G. Sommesi, Trustee of the Anne S. Stundl Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Anne S. Stundl Revocable Living Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Michael G. Sommesi, as Trustee.

Witness my hand and official seal this 9th day of November, 2020.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.