THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030983** Karen Johnson Davidson County Batch# 530970 DEEDWARR 12/11/2020 10 32:43 AM 2 pgs Fees: $13.00 Taxes: $1,313.50 20201211-0145374	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Rebecca Kelley 4813 Enoch Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 10 0B 158.00

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, **Eunice B. Soldani, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Kelley, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 4 on the plan of Villages of Brentwood, Phase Eleven of record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eunice B. Soldani, a single person by Warranty Deed from NVR, Inc., A Virginia Corporation, Successor by merger to Fox Ridge Homes, Inc., as recorded with Tennessee Secretary of State office in Instrument No. 200012200124722, of record in Instrument No. 20010503-0045414, in the Register's Office of Davidson County, Tennessee, dated April 30, 2001 and recorded on May 03, 2001.

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 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Brentwood Phase Eleven, as recorded in Plat Book 9700, Page(s) 949.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143 Page 11, Book 11526, Page 579, as amended in Book 6398, Page 495 Book 6852, Page 497 and Book 8507, Page 831 and in Instrument No. 200006060056066.

Easement for Ingress and Egress, recorded in Book 11076, Page 537 and Book 11076, Page 661.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11078, Page 919.

This is improved property located at 4813 Enoch Drive Nashville TN 37211

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 10th day of December, 2020.

Eunice B. Soldani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eunice B. Soldani, 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 10th day of December, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY