THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2663
Parcel ID: 131 01 1A 002.00

Property Address:
3304B Hobbs Road, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 532749 DEEDWARR
12/14/2020 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20201214-0146618

---Above This Line Reserved For Official Use Only---

Warranty Deed

Owner:

Scott Quattrochi
Gina Quattrochi
3304 B Hobbs Road
Nashville, TN 37215

Send tax bills:

New Owner

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **SYDNEY RAE BASS and ANTHONY BASS, wife and husband,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SCOTT QUATTROCHI and GINA QUATTROCHI, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B, Homes at 3304 A & B Hobbs Road, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 3304A & B Hobbs Road, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161019-0110717. First Amendment of record in Intrument No. 20171212-0126730, 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 SYDNEY RAE BASS and ANTHONY BASS, wife and husband by Deed dated June 21, 2018 from WILLIAM BRANDON PLUNKETT etux CHERYL PLUNKETT, recorded June 22, 2018, in Instrument Number 20180622-0060198, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3304B Hobbs Road, Nashville, TN 37215.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 2083, page 45 and Instrument No. 20160919-0098074, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions for Stormwater facilities of record in 20140304-0017958, Instrument No. 201608150084513, Register's Office for Davidson County, Tennessee.

202012140146618

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161019-0110717, Instrument No. 20171212-0126730 and Instrument No. 20171212-0126731, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 3 day of December, 2020.

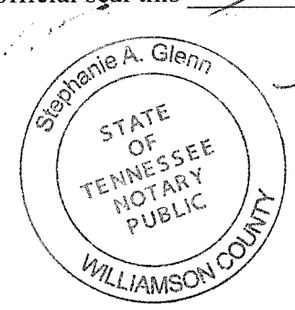
SYDNEY RAE BASS

ANTHONY BASS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named SYDNEY RAE BASS and ANTHONY BASS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 3 day of December, 2020.



Notary Public

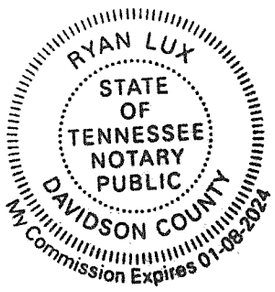
My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $794,999.00.

Affiant

SWORN TO and subscribed before me on this 3rd day of December, 2020.



Notary Public

My Commission Expires:

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