Karen Johnson Davidson County
Batch# 540165 DEEDWARR
12/22/2020 12:54:30 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20201222-0152257

WARRANTY DEED

JENNA L. RUDY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

G-PP-20-2009A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION [illegible]
FOR THIS TRANSFER IS $569,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 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)
Andrew Schutte and Chelsea Schutte	New Owner	
(NAME)	(NAME)	**073-13-0T-001.00CO**
2009A Forrest Green Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **MELANIE M. BONTUSA AND JENNIFER A. BONTUSA, TRUSTEES OF THE BONTUSA REVOCABLE LIVING TRUST DATED MAY 17, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW SCHUTTE AND CHELSEA SCHUTTE, HUSBAND AND WIFE,** 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 Unit No. 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2009 Forrest Green Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170803-0079328 and being shown on Plat attached thereto as Exhibit "B", 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 Melanie M. Bontusa and Jennifer A. Bontusa, Trustee of the Bontusa Revocable Living Trust, dated May 17, 2019 by Warranty deed from Melanie M. Bontusa and Jennifer A. Bontusa, a married couple of record in Instrument No. 20190521-0047797 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 21, 2019. Being the same property conveyed to Melanie M. Bontusa and Jennifer A. Bontusa by Warranty deed from Melanie Bontusa, who is one and the same as Melanie M. Bontusa, and spouse Jennifer Bontusa, who is one and the same as Jennifer A. Bontusa as joint tenants with right of survivorship of record in Instrument No. 20190520-0047596 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 20, 2019. Being the same property conveyed to Melanie Bontusa and spouse Jennifer Bontusa, as joint tenants with right of survivorship by Warranty deed from Brandon Vance of record in Instrument No. 20180406-0032372 Register's Office for Davidson County, Tennessee, dated April 05, 2018 and recorded on April 06, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 27, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170803-0079328, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3600, Page 27, 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: **2009A Forrest Green Dr, Nashville, Tennessee 37216**.

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 21st DAY OF DECEMBER, 2020.

The Bontusa Revocable Living Trust dated May 17, 2019

BY: _____
Melanie M. Bontusa
Trustee

BY: _____
Jennifer A. Bontusa
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE M. BONTUSA, TRUSTEE of THE BONTUSA REVOCABLE LIVING TRUST DATED MAY 17, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of December, 2020.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER A. BONTUSA, TRUSTEE of THE BONTUSA REVOCABLE LIVING TRUST DATED MAY 17, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of December, 2020.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

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