THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201231911**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $. 420,000.00 Affiant Subscribed and sworn to before me, this 29th day of December, 2020. Notary Public My Commission Expires: 9/29/21

Karen Johnson Davidson County
Batch# 544867 DEEDWARR
01/04/2021 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210104-0001010

WARRANTY DEED

Address New Owner: Marilyn Rashmir 231 Hearthstone Manor Lane Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ U.S. Bank N.A. P.O. Box 20005 Owensboro, KY 42304-0005	Tax Information: Tax Parcel ID No. 160 15 0A 054.00

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, **Robert A. Maier** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marilyn Rashmir**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 54, Bldg. 13 on the Plan of Condominium Site Plan Phase IV Hearthstone Manor a Part of Hearthstone P.U.D., as of record in Plat Book 6250, Page 990, revised in Book 6200, Page 642, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Maier and Anne A. Maier, husband and wife, by Warranty Deed from Dana F. Hessey, married, of record in Instrument No. 20150713-0067923, in the Register's Office of Davidson County, Tennessee, dated July 13, 2015, and recorded on July 13, 2015. Anne A. Maier predeceased Robert A. Maier leaving him as the surviving tenant by the entirety.

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 Condominium Site Plan Phase IV Hearthstone Manor a Part of Hearthstone P.U.D., as recorded in Plat Book 6250, Page(s) 990.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Hearthstone Manor a Part of Hearthstone P.U.D., as recorded in Plat Book 6200, Page(s) 642.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6424, Page 839, amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251 and Book 6916, Page 230, re-recorded in Book 7393, Page 749, further amended in Book 7398, Page 907, Book 7403, Page 563, Book 11404, Page 149 and Instrument No. 20060510-0054690.

Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 5409, Page 485.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11651, Page 270.

Hearthstone Manor Home Owners Association, Inc. Rules and Regulations recorded in Book 11749, Page 481, Register's Office for Davidson County, Tennessee.

This is improved property located at 231 Hearthstone Manor Lane Brentwood TN 37027

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 29th day of December, 2020.

Robert A. Maier by Ryan Dieck, attorney in fact
Robert A. Maier
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Robert A. Maier and that she is authorized by Robert A. Maier to execute this instrument on his behalf.

WITNESS my hand, at office, this 29th day of December, 2020.

Ashley Schad
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)