THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930216

Karen Johnson Davidson County
Batch# 549820 **DEEDWARR**
01/08/2021 10:07:47 AM 2 pgs
Fees: $13.00 Taxes: $917.60

20210108-0003858

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $248,000.00.

AW
Affiant

Subscribed and sworn to before me, this 6th day of January, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vanessa B. Lewis and Cianeeka Mason 3911 Dodson Chapel Road #1 Hermitage TN 37076	NEW OWNER	Tax Parcel ID No. 086 14 0C 001.00

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, **Patricia Theresa DellaMora and Rico DellaMora, husband and wife, and Amy Cathleen Christie and Edie Cathleen Milligan, all as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vanessa B. Lewis and Cianeeka Mason, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Woodhaven Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing the Woodhaven Condominiums of record in Instrument No. 20011005-0108857; as amended in Instrument No. 20170524-0051721, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site plan of Villas at Woodhaven, attached as Exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodhaven Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Patricia Theresa DellaMora and Rico DellaMora, wife and husband, Amy Cathleen Christie and Edie Cathleen Milligan, all as joint tenants with right of survivorship, by Warranty Deed from Melvin A. Hagar and Deborah K. Hagar, husband and wife, of record in Instrument No. 20181011-0100707, in the Register's Office of Davidson County, Tennessee, dated October 05, 2018 and recorded on October 11, 2018.

Being the same property conveyed to Patricia Theresa DellaMora and Rico DellaMora, wife and husband, Amy Cathleen Christie and Edie Cathleen Milligan, all as joint tenants with right of survivorship, by Warranty Deed from Melvin A. Hagar and Deborah K. Hagar, husband and wife, of record in Instrument No. 20181009-0100271, in the Register's Office of Davidson County, Tennessee, dated October 05, 2018 and recorded on October 09, 2018.

Being the same property conveyed to Melvin A. Hagar and Deborah K. Hagar, husband and wife, by Warranty Deed from Jean B. Downs, unmarried, of record in Instrument No. 20080910-0092743, in the Register's Office of Davidson County, Tennessee, dated September 04, 2008 and recorded on September 10, 2008.

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 2020 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.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WOODHAVEN CONDOMINIUMS of record in Instrument No. 20011005-0108857, as amended by instrument(s) of record in Instrument No. 20170524-0051721 and Appointment of Successor Trustee recorded in Instrument No. 20101112-0090843; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010710-0073194.

This is improved property located at 3911 Dodson Chapel Road #1 Hermitage TN 37076

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 6th day of January, 2021.

Patricia Theresa DellaMora by Amy Cathleen Christie, Attorney in Fact

Patricia Theresa DellaMora by Amy Cathleen Christie, Attorney in Fact

Edie Cathleen Milligan by Amy Cathleen Christie, Attorney in Fact

Edie Cathleen Milligan by Amy Cathleen Christie, Attorney in Fact

Rico DellaMora by Amy Cathleen Christie, Attorney in Fact

Rico DellaMora by Amy Cathleen Christie, Attorney in Fact

Amy Cathleen Christie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Cathleen Christie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Amy Cathleen Christie is the Attorney-in-Fact for Patricia Theresa DellaMora and Rico DellaMora, wife and husband, and Edie Cathleen Milligan and that she is authorized by Patricia Theresa DellaMora, Rico DellaMora, and Edie Cathleen Milligan to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of January, 2021.

RYAN BECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____