THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132566** Karen Johnson Davidson County Batch# 576252 **DEEDWARR** 02/24/2021 09:17:00 AM 2 pgs Fees: $13.00 Taxes: $4,902.50 20210224-0022700	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2021. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Monica Wehby 3429 Benham Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117-07-0-089.00

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, **James E. Rossi, Trustee of the James E. Rossi Living Trust, Established by the Revocable Trust Agreement of James E. Rossi, dated February 19, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Monica C. Wehby, unmarried**, ("Grantee"), her 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 Lot(s) 3 , as shown on the map entitled Final Plat a Resubdivision of Lots 194 and 222 on The North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 7900, page 940 and corrected in Book 10033, page 776, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES EARL ROSSI, by deed from JENNIFER R. WEBER and JOSHUA J. WEBER, WIFE AND HUSBAND, of record in Instrument No. 20161221-0134108 , dated December 16, 2016 , said Register's Office.

Being further conveyed to JAMES E. ROSSI, TRUSTEE OF THE JAMES E. ROSSI LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JAMES E. ROSSI, DATED FEBRUARY 19, 2019 , by deed from JAMES E. ROSSI, of record in Instrument No. 20190221-0016009, dated February 19, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-07-0-089.00.

Matters shown on the Plan of record in Plat Book 7900, page 940, corrected in Book 10033, page 776, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 9653, page 172 and re-recorded in Book 9655, page 362, said Register's Office.

This is improved property located at 3429 Benham Avenue Nashville TN 37215

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 12th day of February, 2021.

The James E. Rossi Living Trust, established by the Revocable Trust Agreement of James E. Rossi, dated February, 19, 2019

J. E. Rossi, Trustee

By: James E. Rossi, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Rossi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the James E. Rossi Living Trust, established by the Revocable Trust Agreement of James E. Rossi, dated February 19, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of February, 2021.

Notary Public

My Commission Expires: _____

