Karen Johnson Davidson County
Batch# 579020 DEEDWARR
02/25/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,295.15
20210225-0024204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,312.00.

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(AFFIX SEAL)

April G. Nichols
State of Tennessee Notary Public
Williamson County

JM-SB-CTN-21-1435

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)
Joseph Depaoli	**NEW OWNER**	
(NAME)	(NAME)	**105-05-0U-009.00-CO**
117 Meese Court		
(ADDRESS)	(ADDRESS)	
Danville, CA 94526		
(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, **CHATSWORTH SQUARE, INC., A DELAWARE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH DEPAOLI, UNMARRIED,** 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 lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit: Being Unit No. 9, on the Plan of 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150219-0014254, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of the property.

Being the same property conveyed to Chatsworth Square, Inc., a Delaware Corporation by Warranty deed from Howard W. Wilson, a married man of record in Instrument No. 20181207-0119573 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 07, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 4470, Page 182, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150219-0014254, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 4589, page 659, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140822-0076853, 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: **1435 11th Avenue, Nashville, Tennessee 37203**.

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 16th DAY OF FEBRUARY, 2021.

Chatsworth Square, Inc.

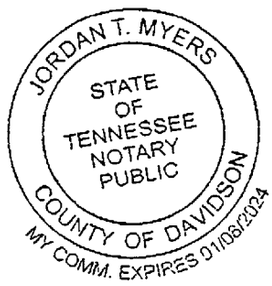
BY: _____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PAUL HINMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of CHATSWORTH SQUARE, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 16th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, April G. Nichols, 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 Davidson

Personally appeared before me, Ryan Beane, a notary public for this county and state, April G. Nichols 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: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson