WARRANTY DEED

Karen Johnson Davidson County
Batch# 584871 **DEEDWARR**
03/04/2021 02:29:16 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50

20210304-0028548

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF MARCH, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/11/2022

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp
06.11.2022
COUNTY OF CHEATHAM

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2188LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Martin Spillert	new owner	
611 Chesterfield Way		104 10 0R 009.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MITCHELL L. TAUBIN AND DAWN MCELWAINE TAUBIN, TRUSTEES OF THE FAMILY TRUST OF MITCHELL L. TAUBIN AND DAWN MCELWAINE TAUBIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARTIN SPILLERT, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 9 on the Plan of The Chesterfield, a Planned Unit Development, as shown of record in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, Amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mitchell L. Taubin and Dawn Mcelwaine Taubin, Trustees of The Family Trust of Mitchell L. Taubin and Dawn Mcelwaine Taubin, by Warranty Deed from Dallas Brewer, Unmarried, of record in Instrument No. 20160629-0066266, in the Registers Office of Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Return to:
Ready Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
File #: G-P-21611

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191, as amended recorded in Instrument No's. 20121025-0098031, 20121227-0119329 and 20130125-0008275.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 675, Page 668, Book 731, Page 425 and Book 741, Page 516.

5. Easement for Sanitary Sewer, recorded in Book 1129, Page 133.

6. Easement for Sanitary Sewers and Appurtenances, recorded in Instrument No's. 20070302-0025616 and 20120827-0076955.

7. Easement for Storm Drainage and Appurtenances, recorded in Instrument No. 20070409-0041475.

8. Easement for Water Line and Appurtenances, recorded in Instrument No. 20120827-0077080.

9. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070409-0041489.

This is improved property known as 611 Chesterfield Way, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand on the 24 day of FEB, 2021.

Mitchell L. Taubin and Dawn Mcelwaine Taubin, Trustees of

The Family Trust of Mitchell L. Taubin and Dawn Mcelwaine Taubin

X _____

Mitchell L. Taubin, Trustee

X _____

Dawn Mcelwaine Taubin, Trustee

STATE OF CALIFORNIA SS.

COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Mitchell L. Taubin and Dawn Mcelwaine Taubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of MITCHELL L. TAUBIN AND DAWN MCELWAINE TAUBIN, TRUSTEES OF THE FAMILY TRUST OF MITCHELL L. TAUBIN AND DAWN MCELWAINE TAUBIN, the within named barganor, a trust, and that Mitchell L. Taubin and Dawn Mcelwaine Taubin, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at La Quinta, California, this 24 day of February 2021.

D. JANE LOPEZ
Notary Public - California
Riverside County
Commission # 2277049
My Comm. Expires Mar 5, 2023

X _____

Notary Public

My Commission Expires: Mar 5, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE }

On FEB 26, 2021 before me, D JANE LOPEZ NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared MICHAEL L. TAUBIN & DAWN MCELWAINE TAUBIN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

D. JANE LOPEZ
Notary Public - California
Riverside County
Commission # 2277049
My Comm. Expires Mar 5, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D. Jane Lopez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2017 National Notary Association