THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233212** Karen Johnson Davidson County Batch# 587301 **DEEDWARR** 03/08/2021 03:41:18 PM 2 pgs Fees: $13.00 Taxes: $4,147.70 20210308-0030251	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,121,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric J. Sutton and Lauren Sutton 3432B Stokesmont Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117 07 0Z 002.00

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, **Ana Kuzmi, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric J. Sutton and Lauren Sutton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 3432 Stokesmont Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3432 Stokesmont Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140709-0060333, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Adam Michael, unmarried and Ana Kuzmi, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Aspen Construction, Inc. Now Known as Aspen Construction of Brentwood, Inc., of record in Instrument No. 20150302-0017712, in the Register's Office of Davidson County, Tennessee, dated February 27, 2015 and recorded on March 02, 2015.

Adam Michael having since died on

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 The North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Book 547, Page(s) 156.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140709-0060333.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1510, Page 505.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4076, Page 446.

This is improved property located at 3432B Stokesmont Road 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 3rd day of March, 2021.

Ana Kuzmi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ana Kuzmi, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022