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

CRT File No. 210334087

Karen Johnson Davidson County
Batch# 602225 **DEEDWARR**
03/29/2021 10:45:34 AM 2 pgs
Fees: $13.00 Taxes: $9,897.50

20210329-0040695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,675,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of March, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Leonard Brannan and Davis Hines Brannan, III 1604A Shackleford Rd Nashville, TN 37215	New Owner	Tax Parcel ID No. 116-10-0-065.00

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, **Stephen W. Rzasnicki and Angela C. Simeone-Rzasnicki, Trustees of the Rzasnicki Revocable Living Trust, dated September 28, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Leonard Brannan and Davis Hines Brannan, III, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of the subdivision of Lot(s) 24-25-26, as shown on the map entitled the Subdivision of Lot Nos. 24, 25, 26 and parts of Lot Nos. 27 and 28 in A. M. Bransford's Subdivision in Belle Meade, of record in Book 547, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 3 fronts 75 feet on the Southerly side of Deer Park Circle and runs back 200 feet to a dead line measuring 120 feet thereon.

Being the same property conveyed to STEPHEN W. RZASNICKI AND ANGELA C. SIMEONE-RZASNICKI, TRUSTEES OF THE RZASNICKI REVOCABLE LIVING TRUST, DATED SEPTEMBER 28, 2017, by deed from STEPHEN W. RZASNICKI AND WIFE, ANGELA RZASNICKI, of record in Instrument No. 20170928-0096615 , dated September 28, 2017 , 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. 116-10-0-065.00.

Matters shown on the Plan of record in Book 547, page 104, said Register's Office.
Sanitary Sewer Easement of record in Book 5786, page 966, said Register's Office.

This is improved property located at 221 Deer Park Circle Belle Meade TN 37205

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 26th day of March, 2021.

The Rzasnicki Revocable Living Trust, dated September 28, 2017

By: Stephen W. Rzasnicki, Trustee

By: Angela C. Simeone-Rzasnicki, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen W. Rzasnicki and Angela C. Simeone-Rzasnicki, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Rzasnicki Revocable Living Trust, dated September 28, 2017, 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 26th day of March, 2021.

Notary Public

My Commission Expires: _____

