THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36128-03-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me this 30th day of March, 2021. Notary Public My Commission Expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

WARRANTY DEED

Address New Owner: Giovanni Davogustto, Mariana Chavez 106 Savoy Circle Nashville, TN 37205	**Send Tax Bills To:** Fifth Third Bank 5001 Kingsley Drive Cincinnati, OH 45227	**Tax Information:** Map and Parcel No.: 104140G13700CO

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, **Hal M. Roseman, Trustee of the Philip Roseman 2012 Irrevocable Gift Trust u/a/d December 19, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mariana I. Chavez and Giovanni E. Davogustto, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Savoy Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 605607 DEEDWARR
04/01/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20210401-0043215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2021.

Hal M. Roseman, Trustee

Hal M. Roseman, Trustee of the Philip Roseman 2012 Irrevocable Gift Trust u/a/d December 19, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hal M. Roseman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Philip Roseman 2012 Irrevocable Gift Trust u/a/d December 19, 2012, and as such Trustee that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Whitworth Phase 2, as of record in Book 7900, page 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Roseman and wife, Nettie Roseman by deed dated July 19, 1993 from Whitworth Properties, L.P., a Tennessee limited partnership, of record in Book 9020, page 611, Register's Office for Davidson County, Tennessee. Re-recorded in Book 9023, page 107, Register's Office for Davidson County, Tennessee. Nettie Roseman having since died on December 31, 1995 leaving Phillip Roseman as surviving tenant by the entirety. By Quitclaim Deed dated December 19, 2012 of record in Instrument No. 20121227-0119476, Philip Roseman a/k/a Phillip Roseman conveyed subject property to Hal M. Roseman, Trustee of The Philip Roseman 2012 Irrevocable Gift Trust.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104140G13700CO.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, Instrument No. 20100615-0046543, corrected by Scrivener's Affidavit of record in Instrument No. 20160919-0098409, and Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee
3. Amended By-Laws of Whitworth Homeowners Association, of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Whitworth Homeowners Association of record in Book 9778, pages 29 and 32, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 7900, page 470, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 6900, pages 838-841, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3467, page 194 and Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY