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

CRT File No. 210333857

Karen Johnson Davidson County
Batch# 609365 DEEDWARR
04/07/2021 11:55:59 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210407-0045907

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jamie L. Ruggirello and Joseph D.Ocenasek 3220 Penn Meade Way Nashville TN 37214	New Owner	Tax Parcel ID No. 052 13 0B 407.00

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, **Kerra L. Gaona, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph D. Ocenasek and Jamie L. Ruggirello, 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:

Being Lot 22 on the Plan of River Glen, Phase 6, of record in Instrument Number 20050602-0062805, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of record in Instrument Number 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kerra L. Gaona, unmarried, by Warranty Deed from Joseph B. Weaver, married and Leah M. Ritter, unmarried, of record in Instrument No. 20150313-0021649, in the Register's Office of Davidson County, Tennessee, dated March 6, 2015 and recorded on March 13, 2015.

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 River Glen, Phase 6, as recorded in Instrument No. 20050602-0062805.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, River Glen, as recorded in Plat Book 6900, Page(s) 650, Book 6900, Page 651 and Book 6900, Page 671.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Glen Condominium of record in Book 7566, Page 571 , as amended by instrument(s) of record in Instrument No. 20040915-0111299; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Electricity, recorded in Book 3961, Page 681.

Easement for Water and Sewerage Services, recorded in Book 7061, Page 196.

Easement for Access, recorded in Book 7296, Page 484.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010816-0088874.

Order of Possession recorded in Book 11030, Page 731.

Declaration of Submission recorded in Instrument No. 20050713-0081132.

This is improved property located at 3220 Penn Meade Way Nashville TN 37214

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 6th day of April, 2021.

Kerra L. Gaona

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kerra L. Gaona, 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 6th day of April, 2021.

Notary Public
My Commission Expires: _____

