WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

J-SB-AR-21-612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 9, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Ronald De Luise and Kristen De Luise	**New Owner**	
(NAME)		
612 Holt Run Court		
(ADDRESS)		
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 613948 **DEEDWARR**
04/13/2021 11:47:18 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210413-0049102

180-3-A-77.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL HINMAN, TRUSTEE OF THE 612 HOLT RUN HOLDING LAND TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD DE LUISE AND KRISTEN DE LUISE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Stone Creek Park, Section 2B, of record in Plat Book 9700, Pages 793 and 794, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul Hinman, Trustee of The 612 Holt Run Holding Land Trust by Warranty Deed from Antoinette M. Mayes recorded November 17, 2020 in Instrument No. 20201117-0135487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 793 and 794, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 10324, Page 365 and Instrument Nos. 20010719-0076875 and 20020722-0087705, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Charter of HOA of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument No. 20040719-0085622, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 10716, Page 596, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 Holt Run Court, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 my/our hand(s) this the 9th DAY OF APRIL, 2021.

612 Holt Run Holding Land Trust

BY:_____
Paul Hinman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, TRUSTEE of 612 HOLT RUN HOLDING LAND TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of April, 2021.

_____
Notary Public
My Commission Expires: 4-3-22
(SEAL)



RETURN TO:
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Nashville, TN 37212