Karen Johnson Davidson County
Batch# 613964 DEEDWARR
04/13/2021 12:05:39 PM 2 pgs
Fees: $13.00 Taxes: $882.45

20210413-0049121

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $288,500.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ELLEN KAUNISTO	New Owner	160-14-OC-001.00 CO
701 Fox Ridge Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVEN M. HOMA AND MARY F. HOMA, HUSBAND WIFE

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELLEN KAUNISTO , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 701 on the Plan of Brentwood Trace Condominiums, Section II of record in Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, amended in Book 5868, page 70, said Register's Office.

Being the same property conveyed to STEVEN M. HOMA AND MARY F. HOMA, HUSBAND WIFE, by deed from DORIS WARD, of record in Instrument No. 20180924-0094249, dated September 20, 2018, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 701 Fox Ridge Drive, Brentwood, TN 37027.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 8th day of April, 2021

STEVEN M. HOMA

MARY F. HOMA

DANIELLE A. SMITH
Notary Public
State of Wisconsin

State of Wisconsin)

County of Waukesha)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **STEVEN M. HOMA AND MARY F. HOMA, HUSBAND WIFE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 10/1/2024