THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210334118** Karen Johnson Davidson County Batch# 618445 DEEDWARR 04/19/2021 04:11:30 PM 3 pgs Fees: $18.00 Taxes: $962.00 20210419-0052397	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 16th day of April, 2021. Notary Public My Commission Expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William Sulpizio 3703 Hilltop Lane Nashville TN 37216	Send Tax Bills To: New Owner 3016 Rich Acres Drive Nashville, TN 37207	Tax Information: Tax Parcel ID No. 061-14-0-157.00

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, **Corinne Huls, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Sulpizio, an unmarried man**, ("Grantees"), his 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. 133 on the plan of E. B. Craig' s Subdivision of the Crownover property, as of record in Book 894, pages 640 and 641, Register' s Office for said County.

Said Lot No. 133 fronts 50 feet on the Westerly side of Craig Street and extends back between parallel lines 140 feet to a deed line.

Excluded from the above description is that portion conveyed to The Metropolitan Government of Nashville and Davidson County in Book 11403, Page 590, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the Southwest corner of Lot 133. said point being 100 feet North of the present Northern margin of Ben Allen Road; thence, in a Northerly direction with the Western lot line of Lot 133 for a distance of 38.03 feet, more or less, to a point 58 feet North of the Northerly margin of proposed Ben Allen Road; thence, in a Southeasterly direction and parallel to the Northern margin of proposed Ben Allen Road for a distance of 84.54 feet, more or less, To a point in the Southern lot line of Lot 133; thence, in a Westerly direction with the Southern lot line of Lot 133 for a distance of 75. 51 feet, more or less, to the point of beginning; containing in area approximately 1436 square feet.

Being the same property conveyed to Corinne Huls, a single woman by Warranty deed from ANG Homes, Inc of record in Instrument No. 20171227-0130865 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 27, 2017.

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.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 894, Page (s) 640 and 641, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1163, Page 418, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt

under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to the flow of any creeks, streams, or branches across subject property.

Possible right of Railroad to increase its right-of-way to the full extent of its charter.

Easement(s) for Declaration of Easement and Maintenance Agreement, recorded on January 29, 2016 of record as Instrument No. 20160129-0008718, in the aforesaid Register's Office.

This is improved property located at 3703 Hilltop Lane Nashville TN 37216

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 16th day of April, 2021.

Corinne Huls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corinne Huls, 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 16th day of April, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024