WARRANTY DEED

Karen Johnson Davidson County
Batch# 620276 **DEEDWARR**
04/21/2021 03:03:09 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210421-0053556

O-SB-SRG-21-7005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

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)
Vitto Nitti and Jillian M. Nitti	**Kane County Teachers Credit Union**	
(NAME)	(NAME)	
7005 Hickory Pass Ln	111 S. Hawthorne St	**176-01-0A-100.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Elgin IL 60123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **QUENNISE L. GILES, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VITTO NITTI AND JILLIAN M. NITTI, 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. 100 on the Plan of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Quennise Giles by Special Warranty deed from Deutsche Bank National Trust Company as Trustee for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass Through Certificates, Series 2006-FF7 of record in Instrument No. 20090904-0083565 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 04, 2009.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010412-0036163, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010814-0087812, Register's Office for Davidson County, Tennessee, 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
- By-Laws of record in Book 7932, Page 648, as amended and restated of record in Book 9678, page 213, in the Register's Office for Davidson County, Tennessee.
- Charter of The Estates of Hickory Woods HOA of record in Instrument Number 20010809-0085970, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way granted to Nashville Gas Co. of record in Book 5909, Page 915, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for water and sewer mains of record in Book 8169, page 564; Book 8169, page 571; Book 8169, page 579; and Book 8169, page 588, Register's Office of Davidson County, Tennessee.
- Storm Water Detention Agreement of record at Instrument No. 20010208-0012477, Register's Office of Davidson County, Tennessee.
- QuitClaim Deed conveying common areas to The Estates of Hickory Hills Homeowners Association, Inc., a Tennessee corporation, of record at Instrument No. 20010814-0087811, Register's Office of Davidson County, Tennessee; as re-recorded at Instrument No. 20011023-0115250, said Register's Office.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7005 Hickory Pass Ln, Antioch, Tennessee 37013**.

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 19th DAY OF APRIL, 2021.

Quennise L. Giles by Brian Mitchell
attorney in fact

Quennise L. Giles, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of QUENNISE L. GILES, and who acknowledged he/she/they executed the same as the free act and deed of the said QUENNISE L. GILES.

Witness my hand and official seal, this the 19th of April, 2021.

Stacey Denson Palmer

Notary Public
My Commission Expires: _____
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212