Karen Johnson Davidson County
Batch# 632931 DEEDWARR
05/11/2021 09:48:40 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20210511-0063083

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 210334205** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of May, 2021.<br><br>Notary Public<br>My Commission Expires: |

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jamie Lee Rockett and Timothy James Mcnamara<br>204 Glenstone Circle<br>Brentwood TN 37027 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>171-02-0A-066.00-CO |

**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, **Jeremy N. Gicewicz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamie Lee Rockett, unmarried, and Timothy James Mcnamara, married, as joint tenants with right of survivorship**, ("Grantees"), their 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 Unit Number 66 on the plan of Brentwood Villa, Phase 3A, of record in Book 6900, page 4 and amended in Book 6900, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jeremy N. Gicewicz, unmarried by Warranty deed from Barbara J. Fotopoulos and husband, Chris Fotopoulos of record in Instrument No. 20110411-0027873 Register's Office for Davidson County, Tennessee, dated April 08, 2011 and recorded on April 11, 2011.

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 Book 6900, Page 294, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7231, Page 789 and Declaration of Annexation of record in Book 7494, Page 689, 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 7231, Page 809, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 6158, Page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 204 Glenstone Circle Brentwood TN 37027

**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 5 day of May, 2021.

Jeremy N. Gicewicz

STATE OF TEXAS )
COUNTY OF Bexar )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy N. Gicewicz, 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 5 day of May, 2021.

Notary Public
My Commission Expires: Nov 12, 2022

