Karen Johnson Davidson County
Batch# 639092 DEEDWARR
05/18/2021 03:18:39 PM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20210518-0067356

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21033340

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane Weir Shurkin and Peter Shurkin 5041 Kingsview Court Nashville TN 37220	~~New Owner~~ Truist Bank 1001 Semmes Avenue Richmond VA 23224	Tax Parcel ID No. 146 10 0 032.00 (Tract 1) 146 09 0 021.00 (Tract 2)

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, **Dean A. Fertita, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Weir Shurkin and Peter Shurkin, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County Tennessee, being Lot 12, Plan of Forest Park, as shown on plat of record in Plat Book 2900, Page 122, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Resubdivision of Reserve Parcel of Treemont as of record in Book 6900, Page 456, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dean A. Fertita, a married man by Warranty Deed from Robert L. Scruggs, Trustee, of record in Instrument No. 20110216-0013136, in the Register's Office of Davidson County, Tennessee, dated February 15, 2011 and recorded on February 16, 2011.

Bonnie Dee Bowden joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-504

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST PARK, as recorded in Plat Book 2900, Page(s) 122 (as to Tract 1).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF RESERVE PARCEL OF TREEMONT, as recorded in Plat Book 6900, Page(s) 456 and Plat Book 6250, Pages 895-897 (as to Tract 2).
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3162, Page 513 and Book 3429, Page 111 (as to Tract 1).

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6833, Page 594 and Additional Declaration in Book 6833, Page 601 and Amended as Book 8259, Page 498, Instrument Nos. 20051202-0145241, 20061207-0151539 and 20100212-0011250 (as to Tract 2).
Easement recorded in Book 1066, Page 274 (as to Tract 2).

This is improved property located at 5041 Kingsview Court Nashville TN 37220

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 14th day of May, 2021.

Dean A. Fertita
By: Bonnie Dee Bowden, Attorney in Fact

Dean A. Fertita
By: Bonnie Dee Bowden, Attorney in Fact

Bonnie Dee Bowden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie Dee Bowden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dean A. Fertita and that she is authorized by Dean A. Fertita to execute this instrument on his behalf.

WITNESS my hand, at office, this 14th day of May, 2021

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public