Karen Johnson Davidson County
Batch# 643388 DEEDWARR
05/25/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20210525-0070407

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434405**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2021. Notary Public My Commission Expires: 11-17-24

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF KATHRYN SMITH

WARRANTY DEED

Address New Owner: Aaron Dickerson and Juan Soto Quiles 1033 Saddlestone Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-12-0B-005.00 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, **Jessica Peterson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Dickerson and Juan Soto Quiles, married** ("Grantees"), their successors, 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 No. 5 on the plan of Tulip Grove, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161123-0123638, amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JESSICA PETERSON, by deed from JAMES D. FISHER, of record in Instrument No. 20191218-0130445, dated December 16, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 086-12-0B-005.00 CO.

Matters shown on the Plan of record in Instrument No. 20161123-0123502, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161123-0123638, amended in Instrument no. 20161123-0124072 and Instrument No. 20161130-0125792, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems, contained in instrument of record in Instrument No. 20160407-0033392, said Register's Office.

This is improved property located at 1033 Saddlestone Drive Hermitage TN 37076

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 20th day of May, 2021.

Jessica Peterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Peterson, 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 20th day of May, 2021.

Notary Public

My Commission Expires: _____



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY