THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334161** Karen Johnson Davidson County Batch# 659663 **DEEDWARR** 06/18/2021 10:37:28 AM 2 pgs Fees: $13.00 Taxes: $6,752.50 20210618-0082475	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2022

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Christopher Morrison and Valerie Suzanne Morrison 1105 Radnor Glen Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-02-0-073.00

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, **Cynthia S. Santi and Stephen F. Santi, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Christopher Morrison and Valerie Suzanne Morrison, husband and wife**, ("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 Lot(s) 34, as shown on the map entitled High Ridge Subdivision Phase One, of record as Plat Book 11700, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CYNTHIA S. SANTI, by deed from HIGH RIDGE LLC, A TN LIMITED LIABILITY COMPANY, of record in Instrument No. 20000124-0007879 , dated January 18, 2000 , said Register's Office.

Being further conveyed to STEVE SANTI and wife, CYNTHIA S. SANTI by deed from CYNTHIA S. SANTI, of record in Instrument No. 20030331-0041686, dated March 24, 2003, said Register's Office.

Being further conveyed to CYNTHIA S. SANTI by deed from STEVE SANTI AKA STEPHEN F. SANTI of record in Instrument No. 20110113-0003738, dated January 12, 2011, 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. 159-02-0-073.00.

Matters shown on the Plan of record in Book 11700, page 57, 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 Book 11741, page 713 and amended in Instrument No. 20040625-0075401, said Register's Office.

This is improved property located at 1105 Radnor Glen Drive 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 17th day of June, 2021.

Cynthia S. Santi

Stephen F. Santi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia S. Santi and Stephen F. Santi, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022