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

CRT File No. 210535166

Karen Johnson Davidson County
Batch# 663105 DEEDWARR
06/23/2021 11:24:44 AM 2 pgs
Fees: $13.00 Taxes: $4,144.00

20210623-0084827

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,120,000.00.

KB
Affiant

Subscribed and sworn to before me, this 21st day of June, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brett Edward Dethmers and Rabecca Lynn Roska 841B Battlefield Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 118 06 0Y 002.00

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, **Stephanie Renee D'Meza, Trustee of the Stephanie Renee D'Meza Revocable Trust under agreement dated March 9, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett Edward Dethmers and Rabecca Lynn Roska, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 841 Battlefield, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 841 Battlefield, a Horizontal Property Regime, of record in Instrument No 20170222-0017797 and by Amended in Instrument No. 20201116-0134854, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Stephanie Renee D'Meza, Trustee of the Stephanie Renee D'Meza Revocable Trust under agreement dated March9, 2021, by Quitclaim Deed from Stephanie Renee D'Meza, of record in Instrument No. 20210312-0032897, in the Register's Office of Davidson County, Tennessee, dated March 9, 2021 and recorded on March 12, 2021.

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.

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20170222-0017797, and amended in Instrument No. 20201116-0134854.

Notice of Completion recorded in Instrument No. 20201021-0122377.

This is improved property located at 841B Battlefield Drive Nashville TN 37204

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 21st day of June, 2021.

Stepahnie Renee D'Meza Revocable Trust

By: Stepahnie Renee D'Meza, Trustee

STATE OF Florida)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stepahnie Renee D'Meza, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of Stephanie Renee D'Meza Revocable Trust under agreement dated March 9, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of June, 2021.

Notary Public Nancy L Mazza
My Commission Expires: 11-12-2022

NANCY L MAZZA
Notary Public - State of Florida
Commission # GG 275594
My Comm. Expires Nov 12, 2022
Bonded through National Notary Assn.