THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210535397**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Kelly Rich Paley Affiant Subscribed and sworn to before me, this 22nd day of June, 2021. Notary Public My Commission Expires:

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 664999 DEEDWARR
06/25/2021 10:49:08 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20210625-0086414

WARRANTY DEED

Address New Owner: Kelly Rich Paley and Daniel Adam Nessenson 4845 Manassas Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0A-054.00-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, **Robert James Burke, Jr., an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Rich Paley, a single woman, and Daniel Adam Nessenson, a single man, as Tenants in Common with the Right of Survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Section Two, Fredericksburg a Planned Unit Development, as of record in Plat Book 7900, Page 640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert James Burke, Jr., an unmarried man by Warranty deed from Thomas Turner and wife, Kelly Turner of record in Instrument No. 20140924-0088000 Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 24, 2014.

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.

All matters shown on the PUD Boundary Plat in Book 7900, page 509, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 640, 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 8920, Page 65, as amended in Book 9500, Page 393, Book 9860, Page 840 and Book 7798, page 843, Book 10694, page 541, 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 8920, Page 45 and Book 10694, page 539, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-C-21-4845

Charter of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 7993, Page 269, and Book 7851, page 712, in the Register's Office for Davidson County, Tennessee.

Amenities Area of record in Book 9443, Page 538 and Book 7900, Page 807, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 4845 Manassas 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 22nd day of June, 2021.

Robert James Burke, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert James Burke, Jr., 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 22nd day of June, 2021.

Notary Public
My Commission Expires: _____

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