G#34847-2 BOX #14

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

CRT File No. 210635886

Karen Johnson Davidson County
Batch# 681120 **DEEDWARR**
07/22/2021 09:17:23 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20210722-0098293

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 20th day of July, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James M. Vonich 5319 Pacific Terrace Ct. Castro Valley, CA 94552	~~New Owner~~ Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Tax Parcel ID No. 081 08 3O 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, **Richard Ross, Jr. and spouse, Robin Casler,**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Vonich, a married man** ("Grantees"), its 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 B of Homes at 1802 Nassau Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1802 Nassau Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190214-0013842, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1802 Nassau Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190214-0013842, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Richard Ross, Jr. and Spouse, Robin Casler, by Warranty Deed from Blackacre Development Company, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200129-0010492, in the Register's Office of Davidson County, Tennessee, dated January 27, 2020 and recorded on January 29, 2020.

Being part of the same property conveyed to from Blackacre Development Company, LLC, A Tennessee limited liability company, by Warranty Deed from Hubert Prater and Jimmy Ray Prater, as tenants in common with right of survivorship, of record in Instrument No. 20180911-0089933, in the Register's Office of Davidson County, Tennessee, dated September 04, 2018 and recorded on September 11, 2018. Also see Scrivener's Affidavit recorded in Instrument No. 20190214-0013841, Register's Office of Davidson County, Tennessee.

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.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Taxes and assessments for the year 2021 and subsequent years, 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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Homestead Addition Estate of D.T. McGavock, as recorded in Plat Book 57, Page(s) 9. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200129-0010492.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20190404-0030806 and Instrument No. 20190404-0030807.

This is improved property located at 1804 Nassau Street Nashville TN 37208

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 July, 2021.

Richard Ross, Jr.

Robin Casler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Ross, Jr. and Robin Casler, 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 20th day of July, 2021.

Notary Public

My Commission Expires: _____

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