THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210535411

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $827,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2021.

Notary Public
My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 691239 DEEDWARR
08/05/2021 10:03:16 AM 2 pgs
Fees: $13.00 Taxes: $3,061.75

20210805-0105262

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony Assi 298 33rd Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 092-13-0-405.00

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, **Blake Wilson and Sarah Wilson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anthony Assi,** Single man ("Grantee"), his 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 No. 58 on the Plan of Hortense Place also known as Nevada Heights of record in Plat Book 161, Page 167 and Declaration of Covenants Conditions and Restrictions recorded in Instrument No. 20041222-0152417 and amended in Instrument No. 20050728-0088189, Instrument NO. 20051031-0131161, Instrument No. 20050819-0099130, Instrument No. 20050819-0099131 and Instrument No. 20011114-0124739, 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 Blake Wilson and Sarah Wilson, husband and wife by Warranty deed from Fredrick H. Niedermeyer, II and wife, Angela W. Niedermeyer of record in Instrument No. 20150505-0040737 Register's Office for Davidson County, Tennessee, dated February 05, 2015 and recorded on May 05, 2015.

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.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, 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 Instrument Number 20041222-0152417, amended in Instrument No. 20050728-0088189 and Instrument No. 20051031-0131161, 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

Subject to Instrument Number 20050819-0099130 and Instrument Number 20050819-0099131, Register's Office for Davidson County, Tennessee

Restrictive Covenant for Detached Structure of record in Instrument Number 20190701-0063968, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 298 33rd Avenue North Nashville TN 37209

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, Grantors have executed this instrument on this 2nd day of August, 2021.

Blake Wilson

Sarah Wilson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blake Wilson and Sarah Wilson, 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 2nd day of August, 2021.

Notary Public
My Commission Expires: _____



MY COMMISSION EXPIRES
DECEMBER 15, 2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-WRES-21-298