THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736104**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $339,900.00. Affiant Subscribed and sworn to before me, this 5th day of August, 2021. Notary Public My Commission Expires: _____

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 693885 DEEDWARR
08/10/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20210810-0107604

WARRANTY DEED

Address New Owner: Meghan Leete 2431 Alteras Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 09 0A 619.00

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, **Ulia S. Loschiavo and Brian Loschiavo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meghan Leete, a single woman**, ("Grantees"), her 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. 743 as shown on the plan of Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Ulia S. Loschiavo and Brian Loschiavo, wife and husband, by Warranty Deed from Dianne Maddox N.K.A Dianne Calame, of record in Instrument No. 20160829-0090256, in the Register's Office of Davidson County, Tennessee, dated August 26, 2016 and recorded on August 29, 2016.

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 and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Phase Eight, Lenox Village, as recorded in Plat Instrument No. 20060824-0104608.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Lenox Village, as recorded in Plat Instrument No. 20020319-0033866.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, Supplemental Declaration recorded in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, Supplemental recorded in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20010918-0100849; 20010918-0100850; 20010918-0100851 and 20010918-0100852.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579.

This is improved property located at 2431 Alteras Nashville TN 37211

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 5th day of August, 2021.

Ulia S. Loschiavo

Brian Loschiavo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ulia S. Loschiavo and Brian Loschiavo, 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 5th day of August, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/5/21.

Affiant Signature

8/9/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/9/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON