WARRANTY DEED

Karen Johnson Davidson County
Batch# 696427 **DEEDWARR**
08/12/2021 02:44:37 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20210812-0109069

O-EBG-21-7646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2022 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Goldstone	New owner	
(NAME)	(NAME)	
7646 Chipmunk Ln		**113-14-0A-008-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-5415		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARMEN ROMANO, TRUSTEE OF THE OSCAR BRANCH LAND TRUST ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM GOLDSTONE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Deer Wood Estates of record in Plat Book 5200, Page 220, in the Register's Office for Davidson County, Tennessee, said lot containing 5.269 acres, more or less.

Being the same property conveyed to Carmen Romano, Trustee of The Oscar Branch Land Trust by Warranty deed from Steven Wilson and Kara Wilson, husband and wife of record in Instrument No. 20201105-0130186 Register's Office for Davidson County, Tennessee, dated November 03, 2020 and recorded on November 05, 2020.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 220, 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 10033, Page 80 as amended in Instrument No. 20160226-0018559, 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.
• Terms and provisions of by-laws of Deer Wood Estates of record in Book 10036, Page 493, in the Register's Office for Davidson County, Tennessee.
• Master Deed establishing Deer Wood Estates of record in Book 5525, Page 603, in the Register's Office for Davidson County, Tennessee.
• Easement for Landscaping and Signage of record in Instrument Number 20020319-0034169, in the Register's Office for Davidson County, Tennessee.
• Restrictions on Deer Wood Estates Subdivison of record in Book 5525, Page 600, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7646 Chipmunk Ln, Nashville, Tennessee 37221-5415**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF JULY, 2021.

Oscar Branch Land Trust

BY: _____
Carmen Romano
Trustee

STATE OF New Jersey

COUNTY OF Essex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARMEN ROMANO as Trustee of OSCAR BRANCH LAND TRUST to me known (or proved to me on the basis of satisfactory evidence) who proved herself to be the TRUSTEE of the OSCAR BRANCH LAND TRUST and who acknowledged herself to be authorized to execute the Warranty Deed on behalf of the OSCAR BRANCH LAND TRUST for the purposes therein described.

Witness my hand and official seal, this the 28 th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

NANCY C. GRADOS
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 2459393
MY COMMISSION EXPIRES 10/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212