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

CRT File No. 210736524

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $812,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 707886 **DEEDWARR**
08/31/2021 01:36:09 PM 2 pgs
Fees: $13.00 Taxes: $3,374.40

20210831-0117354

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
J Thomas Trent, Jr. and Melanie J. Trent 11 Thorndale Court Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0F-027.00 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 L. Fitzpatrick and Alice C. Fitzpatrick, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **J Thomas Trent, Jr. and Melanie J. Trent, husband and wife**, ("Grantees"), their 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(s) 27, as shown on the map entitled Plat of Burton Hills Village of Abbeywood Tract 21, of record in Plat Book 6900, page 223, amended in Book 7147, page 423 and in Book 7255, page 531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT L. FITZPATRICK AND WIFE, ALICE C. FITZPATRICK, by deed from RALF HABERMANN AND WIFE, MANJU KANDULA, of record in Instrument No. 20061116-0142541 , dated November 15, 2006 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-06-0F-027.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 223, amended in Book 7147, page 423 and in Book 7255, page 531, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532 and Book 6778, page 536, said Register's Office.

Maximum square footage allocation of record in Book 7147, page 423, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 7146, page 193, amended in Book 9790, page 987, said Register's Office.

This is improved property located at 11 Thorndale Court Nashville TN 37215

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 30th day of August, 2021.

Robert L. Fitzpatrick

Alice C. Fitzpatrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Fitzpatrick and Alice C. Fitzpatrick, 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 30th day of August, 2021.

Notary Public

My Commission Expires: _____

