Karen Johnson Davidson County
Batch# 719427 DEEDWARR
09/17/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20210917-0125566

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210837123**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $379,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2021. Notary Public My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

Address New Owner: Zachariah Stenzel and Angela Stenzel 2321 Traemoor Village Place Nashville TN 37209	Send Tax Bills To: Legacy Home Loans 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	Tax Information: Tax Parcel ID No. 114-07-0A-111.00-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, **Federico H. Gutierrez and Georgina V. Pizzolitto, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Angela Stenzel and Zachariah Stenzel, wife and husband,** ("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 Unit No. 111 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Federico H. Gutierrez and Georgina V. Pizzolitto, husband and wife by Warranty deed from Matthew J. Yovich and wife, Amy L. Yovich of record in Instrument No. 20150630-0063272 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 30, 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 Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Townhomes of Traemoor Village of record in Instrument Number 20070323-0035561, and Amended and Restated in Instrument No. 20080318-0027145 with Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20080808-0081934,Amendment Instrument No. 20210210-0018739, Instrument No. 20210210-0018740, Instrument No. 20210210-001871,

Instrument No. 20210210-001872, Instrument No. 20210210-0018743, Register's Office for Davidson County, Tennessee.
Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20070725-0088225, and in Quit Claim filed in Instrument Number 20080819-0085122, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument Number 20081219-0121382, in the Register's Office for Davidson County, Tennessee.
Dedication of Public Utilities Easement of record in Book 7142, page 463, Register's Office for Davidson County, Tennessee.
Subject to any and all visible easements lying on and across the property, including but not limited to a Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.
Easement of record in Book 7847, Page 385, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20170921-0097001, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2321 Traemoor Village Place 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 warrant this instrument is effective as of the 15th day of September, 2021.

Federico H. Gutierrez

Georgina V. Pizzolitto

STATE OF DC
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Federico H. Gutierrez and Georgina V. Pizzolitto, 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 14 day of September, 2021.

Notary Public
My Commission Expires: 09/30/2022

Adam Nathan
NOTARY PUBLIC
EXP: 09 30 2022
DISTRICT OF COLUMBIA

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 Sep. 15, 2021 (date of document).

Affiant Signature

Sep. 16, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 16th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County

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