WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,500.00.

Affiant

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

Notary Public

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

MY COMMISSION EXPIRES:

B-BMR-21-8327

Karen Johnson Davidson County
Batch# 728119 DEEDWARR
09/30/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,307.95
20210930-0131865

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)
Nada Tas	**Nada Tas**	
(NAME)	(NAME)	
8327 Rossi Rd	**7471 Shoreline Dr**	**181-11-0C-055.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Quinton, VA 23141**	
(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, **DOUG A. DASHIELL, A SINGLE MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NADA TAS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY AND OWEN CARDELINO, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 303 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Doug A. Dashiell, single man by Warranty deed from Jordan Nguyen, married of record in Instrument No. 20160315-0024629 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 15, 2016.

This conveyance is subject to:
- Taxes for the year 2021, which are due and payable October 1, 2021, but not delinquent until March 1, 2022, RE: 181-11-0C-055.00-CO
- Subject to all matters shown on the Plan of record as Instrument Number 20071120-0136050, as corrected in Instrument No. 20080318-0027346, Register's Office of 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 20050922-0114218, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, Instrument No. 20071213-0143550, Instrument No. 20080226-0018882, and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.
- Common Area conveyed to Homeowners Association of record in Instrument Number 20051031-0130768, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20051219-0151949, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Lines of record in Book 4425, Page 568, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee.
- Water Quality Pond of record in Instrument Number 20070125-0010032, in the Register's Office for Davidson County, Tennessee.
- Maintenance Agreement of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8327 Rossi Rd, Brentwood, Tennessee 37027**.

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 SEPTEMBER, 2021.

Doug A. Dashiell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUG A. DASHIELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

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 9/28/21.

Affiant Signature

9/29/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/29/21.

Notary's Signature

My Commission Expires:

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