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

CRT File No. 210937273

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

Karen Johnson Davidson County
Batch# 729250 **DEEDWARR**
10/04/2021 10:31:43 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20211004-0132901

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $377,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donna Corvo Lombardi and Robert Lombardi 30 Yearling Place Freehold, NJ 07728-9371	New Owner	Tax Parcel ID No. 141-03-0C-029.00 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, **Chase Coy and McKenzie Coy, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Donna Corvo Lombardi and Robert Lombardi, wife and husband**, ("Grantees"), its 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. 29 on the plan of Harpeth Springs Village, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Harpeth Springs Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180326-0028123, amended and restated in Instrument No. 20180417-0036143, amended in Instrument No. 20190130-0009015, corrected by Scrivener's Affidavit in Instrument No. 20190325-0026836, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHASE COY AND MCKENZIE COY, A MARRIED COUPLE, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190701-0063762 , dated June 28, 2019 , 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. 141-03-0C-029.00 CO.

Matters shown on the Plan of record in Instrument No. 20180302-0019848, 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 Instrument No. 20180326-0028123, Instrument No. 20180417-0036143 and Instrument No. 20190130-0009015, said Register's Office.

Storm Water Detention Agreement of record 20030428-0056453, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170922-0097599, said Register's Office.

Agreement for Dedication of Easement for Sewer Line of record in Book 7601, page 409, said Register's Office.

Declaration of Drainage Easement and Storm Water Pond Maintenance Agreement of record in Instrument No. 20171227-0131366, said Register's Office.

Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

Easement for the flow of the water of Harpeth River and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of Harpeth River, free from diminution or pollution.

Title to that portion of the land lying below the ordinary low water mark of Harpeth River.

This is improved property located at 2233 Belle Creek Way Nashville TN 37221

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 28th day of September, 2021.

Chase Coy

McKenzie Coy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase Coy and McKenzie Coy, 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 28th day of September, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025