WARRANTY DEED

Karen Johnson Davidson County
Batch# 777242 DEEDWARR
12/21/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20211221-0168353

JM-CCRS-21-1260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-22
(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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)
Eduardo Dos Santos Cezarini	~~NEW OWNER~~ JP Morgan Chase Bank	
(NAME)	(NAME)	**180-02-0A-062.00-CO**
1260 Beech Hollow Drive	700 Kansas Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Monroe, LA 71203	
(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, **PRIMUS U. ODILI AND MAUREEN C. ODILI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDUARDO DOS SANTOS CEZARINI, A MARRIED PERSON,** 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(s)21, as shown on the map entitled The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, of record as Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Primus U. Odili and Maureen C. Odili by Warranty deed from Michael J. Noonan and Barbara J. Noonan, husband and wife of record in Instrument No. 20120308-0020188 Register's Office for Davidson County, Tennessee, dated February 27, 2012 and recorded on March 08, 2012.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20060120-0007577, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10324, Page 365, amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10324, Page 405, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
- Deed of conveyance as to Open Spaces of record in Instrument Number 20130611-0059043, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 5552, Page 857, Book 10716, Page 596 and Instrument No. 20020528-0064318, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 5552, Page 859, 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: **1260 Beech Hollow Drive, Nashville, Tennessee 37211**.

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 15th DAY OF DECEMBER, 2021.

Primus U. Odili

Maureen C. Odili

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRIMUS U. ODILI, 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 15th of December, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUREEN C. ODILI, 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 15th of December, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 12-15-21 (date of document).

Date: 12-16-21

Affiant Signature

State of Tennessee)
)
County of Williamson)

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

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON