THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238860** Karen Johnson Davidson County Batch# 797386 DEEDWARR 01/31/2022 11:39:15 AM 2 pgs Fees: $13.00 Taxes: $2,294.00 20220131-0010974	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Gina Long Affiant Subscribed and sworn to before me, this 28th day of January, 2022. Notary Public My Commission Expires WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-28-2022

WARRANTY DEED

Address New Owner: Gina Long 5429 Fredericksburg Way W Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 03 0A 195.00

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, **Claudia Landis Pearman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gina Long, unmarried**, ("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 Lot No. 6, on the Plan of Section Seven Fredericksburg, of record in Book 7900, Page 509, as amended in Book 9700, Page 405, Resister's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Claudia Landis Pearman by Warranty Deed from Sara Bass, Executor of the Estate of Allan D. Bass Jr., Deceased, of record in Instrument No. 20160629-0066561 in the Register's Office of Davidson County, Tennessee, Dated June 20, 2016 and recorded on June 29, 2016. Said Allan D. Bass Jr., Deceased on September 04, 2014, as shown in the Probate Court for Davidson County, Tennessee. Docket # 14P1577.

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 and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seven Fredericksburg, as recorded in Plat Book 7900, Page(s) 509, as amended in Book 9700, Page 405.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, as amended in Book 9500, Page 393; Book 9860, Page 840 and Book 10694, Page 541.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7798, Page 843 and Book 10453, Page 931.

Easement for Sanitary Sewers Storm Drainage, Water Mains and Appurtenances, recorded in Book 7358, Page 643.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431.

Easement for Water Main, recorded in Book 9698, Page 81.

Easement for Sanitary Sewer, recorded in Book 9698, Page 124.

Easement recorded in Book 7851, Page 712; Book 9443, Page 538 and Book 10709, Page 143.

This is improved property located at 5429 Fredericksburg Way W Brentwood TN 37027

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 January, 2022.

Claudia Landis Pearman

Claudia Landis Pearman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claudia Landis Pearman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024