THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139208** Karen Johnson Davidson County Batch# 808514 DEEDWARR 02/18/2022 11:36:27 AM 2 pgs Fees: $13.00 Taxes: $1,646.30 20220218-0019240	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $499,000.00. Affiant Subscribed and sworn to before me, this 16th day of February, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Xu Chen 9020 Fallswood Lane Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181 10 0A 322.00

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, **Michael Salanitro and Jacqueline Christi Dibernardo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Xu Chen, a married man**, ("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. 1049, on the Plan of Autumn Oaks Subdivision Phase 10B, A Cluster Subdivision, of record in Plat at Instrument No. 20140331-0026145, in the Register's Office for Davidson County. Tenseness, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Salanitro, a single man and Jacqueline Christi Dibernardo, a single woman, as joint tenants, by Warranty Deed from Brian McCaman, an unmarried man, of record in Instrument No. 20190307-0021005, in the Register's Office of Davidson County, Tennessee, dated March 04, 2019 and recorded on March 07, 2019.

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 Autumn Oaks Subdivision Phase 10B, A Cluster Subdivision, as recorded in Plat Instrument No. 20140331-0026145.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Autumn Oaks, as recorded in Plat Book 6900, Page(s) 786.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443, as amended in Instrument No. 20030513-0064238; Instrument No. 20101206-0096935 and Resolution recorded in Instrument No. 20100414-0028160.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 6704, Page 397; Book 6704, Page 405, as amended in Book 6968, Page 30.

Easement for Right of Way, recorded in Book 2245, Page 271 and Book 4240, Page 667.

Easement for Furnishing of Water, recorded in Book 3376, Page 239.

Easement for Water Mains and Appurtenances, recorded in Book 7515, Page 298.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9343, Page 196; Book 9343, Page 199 and Book 11217, Page 799.

Easement recorded in Book 261, Page 284; Book 475, Page 547 and Book 6704, Page 397.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903.

This is improved property located at 7528 Oakledge Drive 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 16th day of February, 2022.

Michael Salanitro

Jacqueline Christi Dibernardo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Salanitro and Jacqueline Christi Dibernardo, 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 16th day of February, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025