Karen Johnson Davidson County
Batch# 809563 DEEDWARR
02/22/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20220222-0020097

WARRANTY DEED

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Laura Kissmon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 4/17/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Danny Ali Redha	New Owner	063-16-0B-186.00-CO
(NAME)	(NAME)	
105 Chitwood Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220043

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dorthy L. Santaguido, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Danny Ali Redha, a single man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 268 on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, pages 550-552, as corrected in Book 7462, page 445 and Surveyor's Certificate of Correction in Book 8110, page 401 as amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Anthony V. Santaguido by Warranty Deed from Johnnie E. Melzoni Jr. and Kimberly G. Melzoni FKA Kimberly G. Williams, dated January 12, 2012 and filed of record in Instrument No. 20120118-0004812, Register's Office for Davidson County, Tennessee. And further conveyed to Anthony V. Santaguido and wife, Dorthy L. Santaguido by Quitclaim Deed from Anthony V. Santaguido, dated October 8, 2019 and filed of record in Instrument No. 20191015-0105644, said Register's Office. The said Anthony V. Santaguido having died on or about 04/22/2021, leaving the said Dorthy L. Santaguido, the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 7351, page 852, as amended in Book 7451, page 739 and Book 8336, page 393, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 105 Chitwood Court, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of January, 2022

Dorthy L. Santaguido

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dorthy L. Santaguido, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of January, 2022.

Notary Public
My Commission Expires: 3/25/25



Tennessee Certification of Electronic Document

I, Caleb Waters, 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 1/31/2022 (date of document).

Caleb Waters
Affiant Signature

2/10/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL

