THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139379** Karen Johnson Davidson County Batch# 813881 **DEEDWARR** 03/02/2022 12:43:18 PM 2 pgs Fees: $13.00 Taxes: $2,460.50 20220302-0023734	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2022. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jaime Lynn DeRensis 504 Village Court Nashville TN 37206	New Owner	Tax Parcel ID No. 083 13 0 362.00

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, **Raymond F. Woron, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jaime Lynn DeRensis, 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. 13 on the Revised Plan of Shelby Village No. One, of record in Book 1835, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Being the same property conveyed to Raymond F. Woron, unmarried, by Warranty Deed from Larry Russell Moorman, married, of record in Instrument No. 20210317-0035185, in the Register's Office of Davidson County, Tennessee, dated March 15, 2021 and recorded on March 17, 2021.

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 Revised Plan of Shelby Village No. One, as recorded in Plat Book 1835, Page(s) 63.

This is improved property located at 504 Village Court Nashville TN 37206

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 1st day of March, 2022.

Raymond F. Woron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raymond F. Woron, 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 1st day of March, 2022.

Notary Public
My Commission Expires: _____

