Karen Johnson Davidson County
Batch# 828702 DEEDWARR
03/25/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220325-0034837

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220239603**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2022. Notary Public My Commission Expires: 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Phillip J. McLain and Macy R. McLain 4717 Crystal Brook Drive Antioch TN 37013	Send Tax Bills To: 150 3rd Ave South, Ste 1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 162 16 0D 056.00

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, **Shannon R. DiVitto, a single person,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip J. McLain and Macy R. McLain, husband and wife,** ("Grantees"), their 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. 10 on the Plan of Section Three, Honey Brook Subdivision, a Residential Planned Unit Development, of record in Plat Book 7900, Pages 379 and 380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shannon R. Divitto, a single person, by Warranty Deed from Terence N. Bugby and wife, Angelika M. Bugby, of record in Instrument No. 20121210-0113290, in the Register's Office for Davidson County, Tennessee, dated November 29, 2012 and recorded on December 10, 2012.

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 Three, Honey Brook Subdivision, A Residential Planned Unit Development, as recorded in Plat Book 7900, Page(s) 379 & 380.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8289, Page 145, Amended in Book 8298, Page 198; Book 8434, Page 447 and Instrument No. 20180201-0010419.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9466, Page 781.

This is improved property located at 4717 Crystal Brook Drive Antioch TN 37013

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 14th day of March, 2022.

Shannon R. DiVitto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon R. DiVitto, 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 14th day of March, 2022.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

Certificate of Authenticity

I, John Parker, 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 3/14/22.

Date

Affiant Signature

3/18/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of March, 2022.

Notary's Signature

My Commission Expires: 9/21/25

Date

Notary's Seal (if on paper)

