Karen Johnson Davidson County
Batch# 829376 DEEDWARR
03/28/2022 09:53:03 AM 2 pgs
Fees: $13.00 Taxes: $1,579.90
20220328-0035215

PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62474
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steve Santi 601 Old Hickory Blvd. #77 Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 171030B27300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$427,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allison H. Ring and Richard Z. Ring, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steve Santi**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Book 9700, page 957, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison H. Ring and Richard Z. Ring, wife and husband, by Warranty Deed from Melissa P. Pater, married, now known as Melissa P. Winder, dated December 3, 2020 and recorded on December 7, 2020, of record in Inst. No. 20201207-0141877, corrected by Scrivener's Affidavit of record in Inst. No. 20210326-0040081, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, page 957, said Register's Office, to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20191127-0122852, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 430, said Register's Office.

This is improved property, known as 601 Old Hickory Boulevard, # 77, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of March, 2022

Allison H. Ring
Allison H. Ring

Richard Z Ring
Richard Z. Ring

State of Tennessee

County of Davidson

On this 23rd day of March, 2022, before me the undersigned authority, personally appeared Allison H. Ring and Richard Z. Ring, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $427,000.00.

Affiant

Sworn and subscribed before me this 25th day of March, 2022.

Notary

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023