WARRANTY DEED

Karen Johnson Davidson County
Batch# 840366 DEEDWARR
04/18/2022 09:52:56 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220418-0043994

T-BR-22-705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires Nov. 22, 2025

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phil Vizzaccaro and Melissa Vizzaccaro	**New Owner**	160 14 0C 005.00
(NAME)	(NAME)	
700 Church #1001		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-9603		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN D. MARTIN AND THADDEUS MARTIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHIL VIZZACCARO AND MELISSA VIZZACCARO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 705 on the Plan of Brentwood Trace Condominiums, Section II, as of record in Plan Book 5200, Page(s) 376 and 377, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lauren Funk, an unmarried woman by deed from John B. Allen and Alison Allen, husband and wife of record in Instrument No. 20180220-0015792, Register's Office for Davidson County, Tennessee. The said Lauren Funk having since married and is now known as Lauren D. Martin.

NOTE: THADDEUS MARTIN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page(s) 376 and 377, Register's Office for Davidson County, Tennessee.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Trace Condominiums, Section II, as recorded in Plat Book 5200, Page(s) 376 and 377.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 915, as amended by instrument(s) of record in Book 5868, Page 70; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon
- Easement recorded in Book 5878, Page 489; Book 6122, Page 419 and Book 6122, Page 424.
- Deed of Conveyance to Metropolitan Government of record in Book 6122, Page 419, Book 6122, Page 424, and Book 5878, page 489, in the Register's Office for Davidson

County, Tennessee.

- Creation of easement with reference to Plat in Book 4460, Page 110 and Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **705 Fox Ridge Drive, Brentwood, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12 DAY OF APRIL, 2022.

Lauren D. Martin

Lauren D. Martin

Thaddeus Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN D. MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THADDEUS MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212