Karen Johnson Davidson County
Batch# 841328 DEEDWARR
04/18/2022 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220418-0044360

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340013**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2022. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Brian Melanson 3652 Donna Kay Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 134 09 0 100.00

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, **Bede Benjamin-Korporaal and Anna Isabella Roe, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Melanson, a single man,** ("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. 53, on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, pages 666-669, and Correction recorded in Book 7564, Page 404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bede Benjamin-Korporaal and Anna Isabell Roe, by Warranty Deed from Amanda Dean, Successor Trustee of The 3652 Donna Kay Trust, of record in Instrument No. 20171222-0130658, in the Register's Office of Davidson County, Tennessee, dated December 19, 2017 and recorded on December 22, 2017.

Anna Isabella Roe and Anna Isabell Roe being one and the same.

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.

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 Phase One, Woodland Hills, as recorded in Plat Book 6900, Page(s) 666-669and Correction recorded in Book 7564, Page 404 .
Declaration of Covenants, Conditions and Restrictions recorded in Book 7632, Page 947.
Easement for Right of Way, recorded in Book 3103, Page 37.
Easement for Avigation Easement and Contract, recorded in Book 9098, Page 59.
Easement recorded in Book 3504, Page 619.
Storm Water Detention Agreement as set forth in instrument recorded in Book 7262, Page 388.

This is improved property located at 3652 Donna Kay Drive Nashville TN 37211

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 8th day of April, 2022.

Anna Isabella Roe

Bede Benjamin-Korporaal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Isabella Roe and Bede Benjamin-Korporaal, 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 8th day of April, 2022.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Jennifer Russell, 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 4/8/2022.

Date

Jennifer Russell

Affiant Signature

4/11/2022

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11th day of April, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.