THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440400**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $326,500.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 846196 DEEDWARR
04/27/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,208.05
20220427-0048430

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/2/25

WARRANTY DEED

Address New Owner: Michael Elias and David Beshara 833 Dover Glen Drive Antioch TN 37013	Send Tax Bills To: Peter Lewis ~~New Owner~~ 6314 Turkeyfoot Ct Franklin, TN 37067	Tax Information: Tax Parcel ID No. 149 07 0C 012.00

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, **Nanette L. Peraino, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Elias, unmarried man, David Beshara, unmarried man and Peter Lewis, a married 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. 12 on the Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040309-0026802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nanette L. Peraino, single woman, by Warranty Deed from Debra A. Gayles, an unmarried woman, of record in Instrument No. 20190422-0036560, in the Register's Office of Davidson County, Tennessee, dated April 15, 2019 and recorded on April 22, 2019.

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 Highlands of Chelsea Village, Section one, as recorded in Plat Instrument No. 20040309-0026802 and Plat Instrument No. 20040616-0071117.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8082, Page 329; as Addendum recorded in Book 8083, Page 386 and Amendment recorded in Book 8842, Page 434. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20040930-0117682.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030226-0025748.

This is improved property located at 833 Dover Glen 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 19th day of April, 2022.

Nanette L. Peraino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nanette L. Peraino, 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 19th day of April, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 19, 2022.

J. Carlton Drumwright

April 19, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 19, 2022.

Notary

My Commission Expires: 12/18/22

