THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340336** Karen Johnson Davidson County Batch# 848203 DEEDWARR 04/29/2022 11:33:57 AM 2 pgs Fees: $13.00 Taxes: $1,271.88 20220429-0049983	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $343,750.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2022. Notary Public My Commission Expires: JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner: Hannah Santi 601 Old Hickory Blvd #77 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 03 0B 273.00

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, **Steve Santi** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hannah Santi, an unmarried woman**, ("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 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 Steve Santi, by Warranty Deed from Allison H. Ring and Richard Z. Ring, husband and wife, of record in Instrument No. 20220328-0035215, in the Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 28, 2022. Said property was never the marital residence of Grantor.

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, of record in Instrument No. 20201207-0141877, in the Register's Office for Davidson County, Tennessee, dated December 3, 2020 and recorded on December 7, 2020. Scrivener's Affidavit of record in Instrument No. 20210326-0040081.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, Section Seven, Townhomes of Fredericksburg R20 Residential P.U.D., as recorded in Plat Book 9700, Page(s) 957 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Fredericksburg, as recorded in Plat Book 7900, Page(s) 509.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, as amended in Book 9500, Page 393; Book 9860, Page 840 and Book 10694, Page 541.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, as amended in Book 10224, Page 683 as corrected in Book 10294, Page 850 and amended in Instrument No. 20000718-0070558 as rerecorded in Instrument No. 20050705-0076596 and as amended and restated in Instrument No. 20191127-0122852.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11550, Page 531, as amended in Book 11682, Page 75.

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10453, Page 931.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 7358, Page 643.

Easement recorded in Book 7851, Page 712; Book 9698, Page 81; Book 9698, Page 124; Book 10709, Page 143; Book 11201, Page 713; Book 11201, Page 790 and Instrument No. 20131021-0109635.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269.

Easement for Site Drainage, recorded in Book 10012, Page 756.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000516-0049387.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920 and in Book 10584, Page 134.

This is improved property located at 601 Old Hickory Blvd #77 Brentwood TN 37027

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 28th day of April, 2022.

Steve Santi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve Santi, 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 28th day of April, 2022.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023