This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd.
Nashville, TN., 37217

ADDRESS NEW OWNER:
Domenic J. Palleschi
2574 River Trail Drive
Hermitage, TN 37076

MAP 097020A44800CO

Karen Johnson Davidson County
Batch# 862395 DEEDWARR
05/25/2022 12:19:30 PM 5 pgs
Fees: $28.00 Taxes: $1,276.50
20220525-0060747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judy Lee Grace and Ted C. Craig, all the Trustees of the Judy Lee Grace Living Trust,** with full power to sell, mortgage or convey without joinder of any beneficiary, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Domenic J. Palleschi**, a single man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 448 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, 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 Judy Lee Grace and Ted Craig, Trustees of the Judy Lee Grace Living Trust by Deed dated November 3, 2017, from James Dylan Robinson, a single man, and Casey Thurmond Phillips, a single man, as tenants in common with right of survivorship, of record in Instrument No. 20171106-0113947 Register's Office for Davidson County, Tennessee.

This is improved property known as 2574 River Trail Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Instruments Nos. 20080408-0035557; 20140416-0031645; 20140416-0031646; 20140424-0034613; 20140424-0034614; 20140424-0034615; 20140424-0034616; 20140424-0034617; 20140424-0034618; 20150812-0080705; 20170906-0091483 , said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Deed of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument Number 20080630-0067054, Instrument Number 20170621-0062253, Instrument Number 20100108-0001971, Instrument Number 20110427-0032200, Instrument Number 20150812-0080704, and Instrument Number 20151106-0113218, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee
Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395 in the aforesaid Register's Office.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20140903-0080257, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed for Common Elements of record in Instrument Number 20160226-0018414, 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.
Subject to all facts, conditions and limitations, covenants, subdivision restrictions, easements and other matters shown on the Plat and the plan of record in Chancery Court, Book 2, page 160 and of record in Plat Book 20140210-0011584, said Register's Office.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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

GRANTOR does covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR, does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $345,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of May, 2022.

NOTARY PUBLIC
My Commission Expires

CAITLIN MARIE SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

202205250060747

WITNESS my hand this the 13th day of May, 2022.

Judy Lee Grace, Trustee of **The Judy Lee Grace Living Trust**

STATE OF FLORIDA)
COUNTY OF Lee)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Judy Lee Grace**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Trustee of The Judy Lee Grace Living Trust,** with full authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 02/24/2024

Vivian Correa
Notary Public
State of Florida
My Commission Expires 02/24/2024
Commission No. GG 955277

(this space left blank intentionally)

WITNESS my hand this the 16th day of May, 2022.

Ted C. Craig, Trustee of The Judy Lee Grace Living Trust

STATE OF FLORIDA)
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ted C. Craig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as **Trustee of The Judy Lee Grace Living Trust,** with full authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of May, 2022.

PAULETTE GONZALEZ
Notary Public - State of Florida
Commission # HH 155617
My Comm. Expires Jul 19, 2025
Bonded through National Notary Assn.

NOTARY PUBLIC
My Commission Expires:

(this space left blank intentionally)

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 May 19, 2022.

Affiant Signature Date 5/19/22

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 19th day of May, 2022,

Notary Public
My Commission Expires:

