Karen Johnson Davidson County
Batch# 864689 DEEDWARR
05/31/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220531-0062388

WARRANTY DEED

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Madelyn Gwinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

B-BR-22-7265

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)
David Samuel Cintron and Laura Nicole Cintron	New Owner	
(NAME)	(NAME)	**181-10-0A-109.00**
7265 Autumn Crossing Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **PAIGE PATER ROSS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID SAMUEL CINTRON AND LAURA NICOLE CINTRON, 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 Lot No. 366 on the Plan of Autumn Oaks Subdivision, Phase Three of record in Plat at Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaclyn Paige Pater, unmarried woman by Warranty Deed from Peter C. Smith and Betsy Carr, husband and wife of record in Instrument No. 20170501-0042193 Register's Office for Davidson County, Tennessee, dated April 26, 2017 and recorded on May 01, 2017. Jaclyn Paige Pater, having since married, is now known as Paige Pater Ross. Her spouse, Richard Jonathan Ross joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument No. 20031029-0159380, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Section One, Autumn Oaks of record in Plat Book 9700, Page (s) 913 and 914, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20101206-0096935 and Instrument No. 20100414-0028160, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6704, Page 397, Book 6704, Page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee.
- Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument No. 20010912-0099442, in the Register's Office for Davidson County, Tennessee.
- Easement to the United Telephone Company of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, in the Register's Office for Davidson County, Tennessee.
- Easement for Landscape of record in Instrument No. 20030122-0009191, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 196, Book 7515, Page 298, Book 9343, Page 199 and Book 11217, Page 799, in the Register's Office for Davidson County, Tennessee.
- Subject to one-fourth acre reserved for graveyard with right of ingress and egress of record in Book 261, Page 284, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7760, Page 970 and Instrument No. 20030110-0004645, in the Register's Office for Davidson County, Tennessee.
- Right of Way agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the

Register's Office for Davidson County, Tennessee.
• Subject to boundary plat of Autumn Oaks of record in Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument No. 20020523-0062993, Register's Office of Davidson County, Tennessee.
• Contract of Easement and Furnishing of Water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
• Right of Way to Gulf Interstate Gas Company of record in Book 2245, Page 271, Partial Release of right-of-way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.
• Easement for the purpose of obtaining water from the spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
• Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097319, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7265 Autumn Crossing Way, 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 25th DAY OF MAY, 2022.

Paige Pater Ross

Richard Jonathan Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAIGE PATER ROSS AND RICHARD JONATHAN ROSS 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 05/25/22.

Affiant Signature

05/25/22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 25th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

