Karen Johnson Davidson County
Batch# 871271 DEEDWARR
06/14/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,859.25
20220614-0067472

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2022.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0335

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Esteban Mezquiriz, single man	New Owner	Map: 098060B03000CO
(NAME) 1220 Chickadee Cir.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($502,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL G. SOMMESI, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ESTEBAN MEZQUIRIZ, SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B of Lot 56D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, 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 Michael G. Sommesi and wife, Anne C. Sommesi, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20061206-0151020, dated December 4, 2006, Register's Office for said County. The said Anne C. Sommesi died 06/04/2018 and title vested in Michael G. Sommesi, as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20051104-0133897, corrected in Instrument No. 20060608-0067981, said Register's Office; (3) Deed of common areas to Homeowners Association of record in Instrument No. 20091110-0103837, Instrument No. 20160212-0013727 and Instrument No. 20160203-0010469, in the Register's Office for Davidson County, Tennessee; (4) TVA Line Easement of record in Book 1291, Page 99, in the Register's Office for Davidson County, Tennessee; (5) Sewer and Drainage Easement of record in Instrument No. 20060120-0008000, in the Register's Office for Davidson County, Tennessee; (6) Open Space Maintenance Agreement of record in Instrument No. 20051024-0128043, in the Register's Office for Davidson County, Tennessee; (7) Charter for Homeowners Association of record in Instrument No. 20060223-0021110, in the Register's Office for Davidson County, Tennessee; (8) Charter for Bridgewater Villas Townhomes Corporation of record in Instrument No. 20060223-0021111, in the Register's Office for Davidson County, Tennessee; (9) Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20051024-0128043, amended in Instrument No. 20051122-0141076, Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, amended in Instrument No. 20190122-0006133, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1220 Chickadee Cir., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7th day of June, 2022.

Michael G. Sommesi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael G. Sommesi, 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, 7th day of June, 2022.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 6-7-22.

Affiant Signature

6-7-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY