Karen Johnson Davidson County
Batch# 877632 DEEDWARR
06/24/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220624-0072468

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220541** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: The Joseph R. Cirrincione Living Trust, dated April 22, 2009. and Angela D Hamilton 2133 Bluejay Court Hermitage TN 37076	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 098-06-0A-202.00-CO

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, **Sam Wyatt, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph R. Cirrincione, Trustee of the Joseph R. Cirrincione Living Trust, dated April 22, 2009. and Angela D. Hamilton, unmarried,** Grantees"), their 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. 182 on the Plan of Final Plat Phase Two, Section B, Bridgewater a Planned Unit Development of record in Plat at Instrument No. 20080422-0040985, 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 Sam Wyatt, unmarried man by Warranty deed from Kenzie Dye and Nicholas Carpenter, as tenants in common of record in Instrument No. 20200413-0038316 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 13, 2020

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 for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20080422-0040985, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043 amended in Instrument No. 20051122-0141076 , and Instrument No. 20190122-0006133, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Bridgewater HOA of record in Instrument Number 20060223-0021110, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Instrument Number 20091110-0103837, in the Register's Office for Davidson County, Tennessee.

TVA line easement of record in Book 1291, Page 99 and Book 1318, Page 28, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20050222-0019150, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer easement of record in Instrument Number 20030827-0124253, in the Register's Office for Davidson County, Tennessee.

Open Space Maintenance Agreement of record in Instrument Number 20051024-0128043, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2133 Bluejay Court Hermitage TN 37076

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 warrants this instrument is effective as of the 16th day of June, 2022.

Sam Wyatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sam Wyatt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 21, 2022 (date of document).

Affiant Signature

June 21, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025