Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-VBES-22-4824

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541224

Karen Johnson Davidson County
Batch# 883061 DEEDWARR
07/01/2022 02:53:28 PM 2 pgs
Fees: $13.00 Taxes: $2,682.13

20220701-0076884

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $724,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2022.

Notary Public
My Commission Expires: _____

LOGAN C.E. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dane Brunett and Michelle Brunett 4824 Manassas Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 171 03 0A 069.00

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, **Joshua J. Smith and Ellenor M. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dane Brunett and Michelle Brunett, husband and wife**, ("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 Lot No. 158 on the Plan of Section Two, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua J. Smith and Ellenor M. Smith, husband and wife, by Warranty Deed from Edwin E. Day and wife, Patricia W. Day, of record in Instrument No. 20190604-0052989, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019 and recorded on June 04, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Fredericksburg, as recorded in Plat Book 7900, Page(s) 640.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Amenities Area Fredericksburg, as recorded in Plat Book 7900, Page(s) 807.

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

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

Easement for Construction, recorded in Book 7851, Page 712.

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

Easement for Department of Water and Sewerage Services, recorded in Book 9698, Page 81 and Book 9698, Page 124.

Easement for Bellsouth Telecommunications, recorded in Book 10709, Page 143.

General Warranty Deed recorded in Book 9443, Page 538.

This is improved property located at 4824 Manassas Drive 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 22nd day of June, 2022.

Joshua J. Smith

Ellenor M. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua J. Smith and Ellenor M. Smith, 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 22nd day of June, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024