22-4456

Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 886057 DEEDWARR
07/08/2022 11:39:59 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220708-0078896

WARRANTY DEED

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF June, 2022.

Notary Public

(Affix Seal)

My Commission Expires: 1/28/26

BERTUCA-H22182

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Bertuca, an unmarried man John M. Bertuca, a married man	~~NEW OWNERS~~ J.P. MORGAN CHASE BANK	34-7-B-10 CO
2544 Val Marie Drive	1111 POLARIS PARKWAY	
Madison, TN 37115	COLUMBUS, OHIO 43240-2050	

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, I/we, ROBERTO SANTISTEBAN AND WIFE AGNIESZKA PRZETAK-SANTISTEBAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN BERTUCA , AN UNMARRIED MAN JOHN M. BERTUCA, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Numbers 10, on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements being filed of record with the Register's of Deed of Davidson County, Tennessee as Instruments #20080821-0086071, Amended at Instrument Nos. 201511112-0115172 and 20151217-0127190.

Being the same property conveyed to Roberto Alejandro Santisteban and wife Agnieszka Przetak-Santisteban by Warranty Deed from Domus Builders, LLC, dated 01/28/2016 and filed for record on 01/29/2016 in Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20071221-0146647, revised at Instrument No. 20080117-0005451, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743 and Instrument No. 20010817-0089318, Restrictions recorded at Instrument No. 20030611-0080857, amended at Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected at Instrument Nos. 20050729-0088636, 20080721-0074557 and 20150709-0066722, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

e. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001185

f. Easement for Sanitary Sewers, recorded in Book 6861, Page 948.

g. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCLAVE AT TWIN HILLS of record in Instrument No. 20080821-0086071, as amended by instrument(s) of record in Instrument Nos. 20151112-0115172 and 20151217-0127190; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

h. Easement Deed by Court Order Settlement Landowner Action recorded in Instrument No. 20120228-0017172.

i. Charter right-of-way for CSX Transportation Railroad.

j. Minerals of whatsoever kind as set out at Instrument No. 20130117-0005502.

k. Title to that portion of the premises, in any, embrace within the bounds of any streets, roads and/or highways.

( ) unimproved
This is (X) improved property known as 2544 Val Marie Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of June, 2022 :

Roberto Santisteban

Agnieszka Przetak-Santisteban

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider., a Notary Public in and for said County and State, the within named ROBERTO SANTISTEBAN AND WIFE AGNIESZKA PRZETAK-SANTISTEBAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co., Tennessee, this 30th day of June, 2022.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY