THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220641595** Karen Johnson Davidson County Batch# 893665 DEEDWARR 07/25/2022 04:02:30 PM 3 pgs Fees: $18.00 Taxes: $1,283.90 20220725-0084987	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $347,000.00. M. Alexsmonal Affiant Subscribed and sworn to before me, this 22nd day of July, 2022. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Angela Argiro 3804 Hoggett Ford Road Hermitage TN 37076	Send Tax Bills To: New Owner 3804 Hoggett Ford Rd Hermitage, TN 37076	Tax Information: Tax Parcel ID No. 097-02-0A-204.00-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, **Kelly J. Deasel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Argiro** ("Grantee"), 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. 204 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 3C, of record in Plat at Instrument No. 20130405-0033853, 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 Kelly J. Deasel by Warranty deed from Roger L. Quattlebaum and Mary Lynn Quattlebaum, husband and wife, and Libby Quattlebaum, unmarried of record in Instrument No. 20200612-0060510 Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 12, 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 in Instrument No. 20130405-0033853, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20140424-0034615, and Instrument No. 20170906-0091483 and 20180502-0041808, 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.
Deed of common areas to HOA of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of record in Instrument No. 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer & pumping station easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
Storm water drainage easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
Storm water drainage easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
Slope easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 7621, Page 276, Book 4764, Page 324 and Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee.
Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA of record in Instrument Number 20170621-0062250, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3804 Hoggett Ford Road 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 22nd day of July, 2022.

Kelly J. Deasel

Kelly J. Deasel

STATE OF Kentucky)
COUNTY OF McCracken)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly J. Deasel, 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 July, 2022.

Bertie V. Pollock

Notary Public
My Commission Expires: 02/18/2026

BERTIE V. POLLOCK
NOTARY PUBLIC
ID # KYNP42033
My Commission Expires
Feb. 18, 2026
STATE AT LARGE, KENTUCKY

Certificate of Authenticity

I, Holly A Mason, 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 the 22 day of July, 2022.

Affiant Signature

7/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25