Karen Johnson Davidson County
Batch# 946500 DEEDWARR
12/01/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20221201-0125859

WARRANTY DEED

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

JM-RF-22-3616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

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

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 2-22-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Santos and Antony Ortuno	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	**151-01-0A-090-00-CO**
3616 Burwick Place	**322 N Front Street**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2549	**Murfreesboro, TN 37130**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ANDREW G. FERRIS AND MAVERICK CALORIO, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA SANTOS, A SINGLE PERSON, AND ANTONY ORTUNO, A SINGLE PERSON,**
hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Chatham Pointe, a Planned Unit Development of record in Plat Book 6900, Pages 444 through 447 inclusive, 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 Andrew G. Ferris, unmarried by Warranty Deed from Robert Mitchell Gray, III, an unmarried man of record in Instrument No. 20150331-0027642 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 31, 2015.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 6900, Pages 444 through 447, inclusive, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, amended in Book 7538, Page 792, Book 7599, Page 812, Book 8667, Page 381 and Instrument No. 20020719-0087288, Registers Office for Davidson County, Tennessee.
- Charter for Chatham Pointe Homeowners Association, Inc., of record in Book 7597, Page 977, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Chatham Pointe Homeowners Association, Inc., of record in Book 8679, Page 446, Register's Office for Davidson, County, Tennessee.
- Deed of common areas to Chatham Pointe Homeowners Association, Inc., of record in Book 7683, Page 718, in the Register's Office for Davidson County, Tennessee.
- Flowage and roadway easement of record in Book 3891, Page 476, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 7748, Page 440 and Book 9698, Page 104, in the Register's Office for Davidson County, Tennessee.
- Easement for water mains of record in Book 7748, Page 493 and Book 9698, Page 51, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7748, Page 444, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6900, Page 444, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3616 Burwick Place, Antioch, Tennessee 37013-2549**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF NOVEMBER, 2022.

Andrew G. Ferris

Maverick Calorio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW G. FERRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAVERICK CALORIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole **Rd, Ste 218**
Smyrna, **TN 37167**
File No. 22004583

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 11-30-22 (date of document).

nmckinney
Affiant Signature

12-1-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1ST day of December, 2022.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

