Karen Johnson Davidson County
Batch# 950157 DEEDWARR
12/09/2022 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,288.82
20221209-0128463

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $618,600.00

Brenda Pruett
Affiant

Subscribed and sworn to before me, this 9 day of December, 2022.

Claire H. Jenkins
Notary Public
My commission expires:
10/2/23

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robbie Ann Romeo	New Owner	**141050A01700CO**
813 Doncaster Ln	813 Doncaster Ln	
Nashville, TN 37221	Nashville TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Timothy Bockmann and Melanie Bockmann, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robbie Ann Romeo, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 17, Final Plat, Avondale Park, Phase 1, Section 1B, of record in Instrument No. 20120321-0024110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Timothy Bockmann and Melanie Bockmann, husband and wife, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, dated October 6, 2017, of record in Instrument No. 20171018-0106823, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restriction Amendment of record in Instrument No. 20190313-0023161, said Register's Office.

HOA Common Area Quitclaim Deed of record in Instrument No. 20170130-0009317, as corrected in Instrument No. 20190618-0058614, said Register's Office.

Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, said Register's Office.

Right of Way of record in Book 341, Page 277, Register's Office for Davidson County, Tennessee; by deed from S.F. Newsom to Nashville, Chattanooga & St. Louis Railway, of record in Book 350, Page 371, Register's Office for Davidson County, Tennessee; by deed from J.B. Ezzell and wife, Fanny M. Ezzell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 362, Page 561, Register's Office for Davidson County, Tennessee; and by deed from J.B. Ezzell and wife, Fanny Moran Ezzell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee. Note that the latter deed included the grant to the Railway of the perpetual right to lay and maintain a water pipe from the lot conveyed along the edge of the Harpeth River in an easterly direction to a point above the mill dam for the purpose of securing water from the mill pond.

Easement and right-of-way for electric power transmission lines and poles with the rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, said Register's Office.

Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, said Register's Office.

Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, said Register's Office.

A 15 foot public roadway running parallel with the railroad right-of-way in the extreme eastern part of the Property comprising the tract of 38.71 acres conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, which may be part of the Property, is included in the description of such tract but expressly excluded from conveyance.
Subject to use as roadway of a strip of 15 feet wide along the southwesterly side of the Nashville, Chattanooga & St. Louis Railway right-of-way and along the west side of Lot No. 1 on the Plan of record in Book 1, Page 25, Register's Office for Davidson County, Tennessee, and subject to the use for roadway a strip 12 feet wide along the line between the Dower Tract and Lot 5 according to said Plan with 6 feet thereof being on the east side of the line between said Dower Tract and said Lot 5, and 6 feet thereof being on the west side of the line between said Dower Tract and said Lot 5, all of said roadways having been established by decree entered in the Chancery Court of Davidson County, Tennessee, in the suit of R.P. Hutton et al. vs. J.B. Ezzell, Docket Nos. 25,062 and 26,939 (references thereto appear in a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and in subsequent deeds).

Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 813 Doncaster Ln, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Timothy Bockmann Date: 12-8-22

Melanie Bockmann Date: 12-8-22

STATE OF FL

COUNTY OF Seminole

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

Witness my hand, at office, this 8 day of Dec. 22.

NOTARY PUBLIC

My Commission Expires: 8-24-25

AL CAMPBELL
Notary Public-State of Florida
Commission # HH 168940
My Commission Expires
August 24, 2025

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/8/22

GEORGE E. MUDTER, JR.
Dated 12/8/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/8/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

