Karen Johnson Davidson County
Batch# 968726 DEEDWARR
02/08/2023 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230208-0009043

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.412-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2023

Notary Public
My Commission Expires: 9/30/2024

Address of New Owner	Send Tax Bills To:	
Elena Hamilton 1428 White Dutch Lane Antioch, TN 37013	New owner	Map/parcel: 182-15-OC-010.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Rocco M LaBella and Magteld H LaBella, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elena Rahne Hamilton, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HER 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 Unit 21 of the Townhomes of Clover Glen, Phase 1A - Lot 22, a Planned Unit Development, as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Clover Glen, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20180813-0079686 (erroneously shown as Instrument No. 20100813-0079686 in current deed), and Corrected by Scrivener's Affidavits of record in Instrument Numbers 20180823-0083703, 20190130-0008905 and 20190522-0048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A-1" to said Declaration appearing in Instrument No. 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument Numbers 20180823-0083703, 20190130-0008905 and 20190522-0048424, and Bylaws appended thereto as Exhibit "B", said

Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Rocco M. LaBella and Magteld H. LaBella, husband and wife, by Warranty Deed from KVR Homes, LLC, a Tenenssee limited liability company, dated 11/15/2019 and recorded 11/18/2019 in Instrument No. 20191118-0118350, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants & By-Laws for Townhomes of Clover Glen of record in Instrument No. 20180813-0079686, as Corrected by Scrivener's Affidavits of record in Instrument Numbers 20180823-0083703, 20190130-0008905, 20190522-0048424 (which replaced plat known as Exhibit "1-A"); Conveyance of Phase 1A Common Area in Instrument No. 20180716-0068960; Declaration of Restrictive Covenants for Stormwater Facilities and Systems (applicable specifically to Phase 1A) in Instrument No. 20161027-0113628; and all existing easements and all other matters shown on Clover Glen Phase 1A plat of record in Instrument No. 20180618-0058128, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1428 White Dutch Lane Antioch, TN, 37013

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of January, 2023

Rocco M LaBella

Rocco M LaBella

Magteld H LaBella

Magteld H LaBella

STATE OF TEXAS
COUNTY OF COMAL

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Rocco M LaBella and Magteld H LaBella, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2023

Tahesha M Brooks

Notary Public

My Commission Expires: 10/05/2025

NOTARY PUBLIC STATE OF TEXAS
TAHESHA M BROOKS
Notary ID #133374882
My Commission Expires
October 5, 2025

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Jan 31, 2023

Kimberly Hollingshead, Esq.

Jan 31, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of Jan., 2022.

Notary Signature

My Commission Expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON