Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 230444240**

Karen Johnson Davidson County
Batch# 1000483 DEEDWARR
05/08/2023 10.10 41 AM 2 pgs
Fees $13 00 Taxes $2,590 00

20230508-0033939

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $700,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2023

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To | Tax Information. |
|---|---|---|
| Sanfilippo Family Trust | New Owner | Tax Parcel ID No |
| 308 White Swans Crossing | | 158 11 0A 003 00 |
| Brentwood TN 37027 | | |

**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, **MSMS Properties Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony M. Sanfilippo and Angelina J. Sanfilippo, Trustees of the Sanfilippo Family Trust, dated February 1, 2012** ("Grantees"), 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 3 on the Plat of Cambridge Downs Subdivision of record as Instrument No 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being part of the same property conveyed to MSMS Properties Trust, by Warranty Deed from Catalyst Properties, LLC, a Tennessee limited liability company, of record in Instrument No 20220516-0055865, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022 and recorded on May 16, 2022

Being part of the same property conveyed to Catalyst Properties, LLC , a Tennessee limited liability company, by Warranty Deed from Melody Crunk Telfer n/k/a Melody Crunk Cates, married, of record in Instrument No 20210125-0010493, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021 and recorded on January 25, 2021.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cambridge Downs Subdivision, as recorded in Instrument No. 20050727-0087930

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20050727-0087931, as amended in Instrument Nos 20130507-0045867 and 20200522-0053641.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8339, Page 290, Book 8339, Page 295, Book 8531, Page 533, Book 9129, Page 478 and Book 9190, Page 244

Easement for Ingress and Egress, recorded in Book 8745, Page 744

Easement for Encroachment, recorded in Instrument No 20030808-0113196

Rights of upper and lower riparian owners to the flow of the waters of the Retention/Detention pond, free from diminution or pollution

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Retention/Detention pond river (or creek)

This is improved property located at 316 White Swans Crossing Brentwood TN 37027

**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 has executed this instrument on this 3rd day of May, 2023

MSMS Properties Trust

By _____
John T Moses, Trustee

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T Moses, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the MSMS Properties Trust the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at Office, this 3rd day of May, 2023

AMY JO HUMANCHUK NOTARY PUBLIC COMM. EXP. 09-18-2030 SOUTH CAROLINA

_____
Notary Public