This instrument prepared by
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number 7-1365-SL

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE#: SM-CRE-23-134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1017529 DEEDWARR
06/21/2023 02 28 03 PM 3 pgs
Fees $18 00 Taxes $1,716 80

20230621-0047133

The actual consideration or value, whichever is greater, for this transfer is $464,000 00

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2023

Notary Public
My Commission Expires 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin B Anderson 134 Buckfast Lane Antioch, TN 37013	Same as new owner	187-01-0B-043 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Peter Rossomando and Jessica Rossomando, a married couple,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Benjamin B. Anderson,** unmarried hereinafter called the Grantee, his/r 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 43 on the Plan of Burkitt Ridge, Phase 3A, Section 2 of record in Plat Instrument No 202012040141075, 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 Peter Rossomando and Jessica Rossomando, a married couple by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record as Instrument No 20220617-0069964 in the Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on June 17, 2022

This Instrument executed on behalf of Peter Rossomando ("Principal") by Jessica Rossomando pursuant to the Power of Attorney of record in Instrument Number 20230621-0047132, Register's Office for Davidson County, Tennessee The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference

This is improved property located at **134 Buckfast Lane, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons

whomsoever Whenever used, the singular number 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 _____ day of May, 2023

GRANTOR

Peter Rossomando by Jessica Rossomando, his Attorney-in-Fact.
Peter Rossomando by Jessica Rossomando, his Attorney-In-Fact

Jessica Rossomando

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica Rossomando, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 19 day of May, 2023

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires 9-21-26

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica Rossomando the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Peter Rossomando ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal

WITNESS my hand and seal at office this 19 day of May, 2023

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires 9-21-26

EXHIBIT "A"
TO Warranty Deed
From Peter Rossomando and Jessica Rossomando
To Benjamin B Anderson

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows

1 That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown

2 That this execution is proper and within the scope of the Power of Attorney referenced in the instrument

3 Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity

Further the Affiant Saith not

Affiant

WITNESS my hand and seal at office this 19 day of May, 2023

Notary Public
My Commission Expires 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY