THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230544704

Karen Johnson Davidson County
Batch# 1017709 DEEDWARR
06/22/2023 10 58 59 AM 2 pgs
Fees $13 00 Taxes $1,332 00

20230622-0047383

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $360,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2023.

Notary Public
My Commission Expires: May 04. 2027

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

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Alan Hale, Jr. and Mary Elizabeth Hale 2324 Zermatt Avenue Nashville TN 37211	New Owner	Tax Parcel ID No. 161 15 0B 050.00

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, **Stefani Cinto, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Alan Hale, Jr. and Mary Elizabeth Hale, husband and wife**, ("Grantees"), their 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 Unit No. 213 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078 and Assignment of Assessments and Lien Rights recorded in Instrument No. 20181113-0111405, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Stefani Cinto, an unmarried woman, by Quitclaim Deed from Georgia Cinto, a married woman, of record in Instrument No. 20201215-0147939, in the Register's Office of Davidson County, Tennessee, dated December 09, 2020 and recorded on December 15, 2020.

Being the same property conveyed to Georgia Cinto, a married woman, by Warranty Deed from Todd Fertig, unmarried, of record in Instrument No. 20140624-0055209, in the Register's Office of Davidson County, Tennessee, dated June 20, 2014 and recorded on June 24, 2014.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Hickory Heights Villas, as recorded in Book 6250, Page 763 and Surveyor's Certificate of Correction recorded in Book 6749, Page 640.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Commercial Park, Section One, as recorded in Book 6900, Page 806.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Hickory Heights, as recorded in Instrument No. 20021107-0137236.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RoseMonte Townhomes of record in Instrument No. 20051117-0138877, as amended by instrument(s) of record in Instrument No. 20070517-0059078 and Assignment of Assessments and Lien Rights recorded in Instrument No. 20181113-0111405; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Grant of Transmission Line, recorded in Book 2400, Page 596.

Easement for Permanent Easement and Right-of-Way for Street Purposes, recorded in Book 4730, Page 607.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6710, Page 495.

Easement for Water Distribution Lines and Access Road, recorded in Instrument No. 20020919-0114212.

Easement for Comcast, recorded in Instrument No. 20091020-0096978.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021104-0134971.

This is improved property located at 2324 Zermatt Avenue Nashville TN 37211

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 20th day of June, 2023.

Stefani Cinto

STATE OF CO)
COUNTY OF Adams)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stefani Cinto, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this~~ 16 day of June, 2023.

Notary Public
My Commission Expires: 06/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024