Karen Johnson Davidson County
Batch# 1027940 DEEDWARR
07/19/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20230719-0055389

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644932**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $765,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2023. Notary Public My Commission Expires:

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Petrino and Kristina Petrino 6540 Buttercup Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 155 16 0A 372.00

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, **David Andrew Amonette, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Petrino and Kristina Petrino, husband and wife**, ("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. 372 on the Plan of Traceside, Section 11, of record in Plat at Instrument No. 20000922-0094253, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Andrew Amonette, unmarried, by Warranty Deed from William D. Stogner and Kathleen P. Stogner, husband and wife, of record in Instrument No. 20190326-0027008, in the Register's Office of Davidson County, Tennessee, dated March 20, 2019, and recorded on March 26, 2019.

Carolyn Amonette joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Traceside, Section 11, as recorded in Instrument No. 20000922-0094253.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Traceside, Section 11, P.U.D. Boundary, as recorded in Book 11700, Pages 59-61.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010116-0004786, with Notice of Annexation recorded in Instrument No. 20020111-0004996 and re-recorded in Instrument No. 20020116-0006610.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504, amended and restated in Book 9435, Page 493 and further amendment recorded in Book 9677, Page 675.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11483, Page 98.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20140521-0043722.

Landscape Agreement as set forth in instrument recorded in Book 10355, Page 859.

This is improved property located at 6540 Buttercup Drive Nashville TN 37221

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 18th day of July, 2023.

David Andrew Amonette

Carolyn Amonette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Andrew Amonette and Carolyn Amonette, 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 18th day of July, 2023.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 July 18, 2023.

Date

Affiant Signature

7/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of July, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024