WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-07-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1028596 DEEDWARR
07/20/2023 10 35 09 AM 2 pgs
Fees $13 00 Taxes $1,195 10

20230720-0055918

MST 2023-0658

THIS INSTRUMENT WAS PREPARED BY:

James T Oglesby, Attorney and Yvette L Meldrum, Att
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Fran

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Maeve Fitzpatrick	New Owner	075-12-0F-063 00-CO
(NAME)	(NAME)	
735 Tulip Grove Road #239		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Laurie A. Savarese, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maeve Fitzpatrick, single,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 239 on the plan of Tulip Cove, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Tulip Cove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Laurie A. Savarese by Warranty deed from Zechariah W. Miller and Andrea E. Miller, husband and wife of record in Instrument No. 20210317-0035099 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 17, 2021.

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2023, a lien not yet due and payable Subject to all matters shown on the Boundary Survey of record as Instrument Number 20050517-0055768, Register's Office of Davidson County, Tennessee The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the

administration thereof; also subject to the easements, rights and interest 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 buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Tulip Cove Townhomes of record in Instrument Number 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No 20120521-0043906, Register's Office for Davidson County, Tennessee. Sanitary Sewer easement of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee Utility codes letter of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20160301-0019393, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel Subject to rights of others in and to the common areas and/or elements.

This property, known as 735 Tulip Grove Road #239, Hermitage, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 19th DAY OF JULY, 2023

Laurie A. Savarese

Laurie A Savarese

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Laurie A. Savarese, 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 for the purposes therein contained

Witness my hand and official seal at office, this 19th day of July, 2023

Notary Public

My commission expires 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024