THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745225** Karen Johnson Davidson County Batch# 1033938 DEEDWARR 08/03/2023 08:30:30 AM 3 pgs Fees: $18.00 Taxes: $3,096.90 20230803-0059868	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $837,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2023. Notary Public My Commission Expires: 10/11/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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WARRANTY DEED

Address New Owner: Mason Tyler Davis 540 Red Hill Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181 07 0A 010.00

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, **Gino Guido Impellizzeri and Carmelina Impellizzeri, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mason Tyler Davis, a single man,** ("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. 10 on the Plan of Autumn View, formerly Brinkley Property Subdivision, Phase Two B, of record in Instrument No. 20200617-0063118 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gino Guido Impellizzeri and Carmelina Impellizzeri, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20201216-0148435, in the Register's Office of Davidson County, Tennessee, dated December 15, 2020 and recorded on December 16, 2020.

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 Autumn View, formerly Brinkley Property Subdivision, Phase Two B, as recorded in Instrument No. 20200617-0063118.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171120-0119163; Supplement recorded in Instrument No. 20191018-0106855 and Scrivener's Affidavit recorded in 20191030-0111535 and further Supplement recorded in Instrument No. 20200722-0080431; Instrument No. 20210727-0100923; Instrument No. 20211221-0168357 and Instrument No. 20221109-0120350.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in 20160706-0069069.

This is improved property located at 540 Red Hill Court 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 31st day of July, 2023.

Gino Guido Impellizzeri

Gino Guido Impellizzeri

Carmelina Impellizzeri

Carmelina Impellizzeri

STATE OF Florida
COUNTY OF Flagler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gino Guido Impellizzeri and Carmelina Impellizzeri, 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 31st day of July, 2023.

Anthea Green

Notary Public Anthea Green
My Commission Expires: 12-21-2026

ANTHEA GREEN
Notary Public - State of Florida
Commission # HH 337680
My Comm. Expires Dec 21, 2026
Bonded through National Notary Assn.

[X] Physical Presence OR
[ ] Online Notarization
Personally Known [ ] OR
Produced Identification [X]
Type of Identification Produced:
TN and IL Driver Licenses

Certificate of Authenticity

I, Joshua A. Terry, 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 7/31/23.

Affiant Signature – Joshua A. Terry

8/2/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/2/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON