WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035591 DEEDWARR
08/07/2023 03 07 16 PM 2 pgs
Fees $13 00 Taxes $1,184 00

20230807-0061126

B-KW-23-4002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ritas Z. Ziupsnys and Christopher T. Reinertsen	**CapStar Bank**	
(NAME) **4002 Hoggett Ford Rd**	(NAME) **2002 Richard Jones Road, Suite A300**	**097-02-0A-247 00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COURTNEY PARE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RITAS Z. ZIUPSNYS, A MARRIED MAN, AND CHRISTOPHER T. REINERTSEN, A MARRIED MAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 247 on the Plan of the Final Plat of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat at Instrument No 20110630-0050230, 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 Courtney Pare, an unmarried woman by Warranty deed from Shana Davis, an unmarried woman of record in Instrument No. 20200226-0021254 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on February 26, 2020.

This conveyance is subject to
• Taxes for the year 2023, a lien not yet due and payable
• Subject to all matters shown on the Plan of record as Instrument Number 20110630-0050230, Register's Office of Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument Number 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, and Instrument No 20170906-0091483, Register's Office for Davidson County, Tennessee
• \sb100 Deed of common areas to HOA of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971, Instrument Number 20110427-0032200, and Instrument Number 201508120080705, in the Register's Office for Davidson County, Tennessee.
• Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
• Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
• Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee
• Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee
• Sanitary sewer and pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
• Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
• Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee

- Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee
- Easement(s) of record in Book 7621, Page 276; Book 4764, page 324 and Book 4049, page 395 in the aforesaid Register's Office
- Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Detached Structures of record in Instrument Number 20110718-0054638, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4002 Hoggett Ford Rd, Hermitage, Tennessee 37076**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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 the 3rd DAY OF AUGUST, 2023

Courtney Pare by Brian Mitchell
Attorney In Fact
Courtney Pare by Brian Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COURTNEY PARE, and who acknowledged he/she/they executed the same as the free act and deed of the said COURTNEY PARE

Witness my hand and official seal, this the 3rd of August, 2023

Candis A. M
Notary Public
My Commission Expires: 7-7-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212