WARRANTY DEED

Karen Johnson Davidson County
Batch# 1043570 DEEDWARR
08/28/2023 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,492.95
20230828-0067320

File #23-TC-8261-Pilk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: December 19, 2026

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Kenley A. Genova and Connor Britton	**CapStar Bank**	
(NAME)	(NAME)	**181-14-0A-075.00-CO**
8261 Rossi Rd.	**2002 Richard Jones Road, Ste A300**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**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, **DAVID K. FELDMAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENLEY A. GENOVA, A SINGLE WOMAN AND CONNOR BRITTON, A SINGLE MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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 Unit 75 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David K. Feldman, an unmarried man by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20061128-0146691 Register's Office for Davidson County, Tennessee, dated November 21, 2006 and recorded on November 28, 2006.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* All matters shown on the Plan attached as Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, as supplemented in Instrument Number 20060328-0035297, Instrument Number 20060501-0049958, amended in Instrument Number 20061228-0160255, Instrument Number 20060731-0092350, Instrument Number 2007013-00012170, Instrument Number 20071129-0138690, affidavit recorded in Instrument Number 20071213-0143550, and Instrument Number 20080226-0018882 corrected in Instrument Number 20080318-0027346, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to

* Charter for Villas at Concord Place Homeowners Association, Inc. of record in Instrument 20081219-0121383, Register's Office for Davidson County, Tennessee.
* Conveyance of common areas in Instrument Number 20051031-0130768 and Instrument Number 20071017-0123090, Register's Office for Davidson County, Tennessee.
* Temporary Signage Easement in Instrument Number 20050415-0042178, Register's Office for Davidson County, Tennessee.
* Easements to United States of America in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.
* 200 foot TVA Transmission Line Easement in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Public Utility & Drainage in Instrument Number 20051219-0151953, Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement in Instrument Number 20050505-0050659, Register's Office for Davidson County, Tennessee.
* Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, 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.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **8261 Rossi Road, Brentwood, TN 37027**.

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 28th day of August, 2023.

David K. Feldman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2023, before me personally appeared David K. Feldman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 August 28, 2023

Affiant Signature

08-28-2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 28th day of August, 2023.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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