Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845469

Karen Johnson Davidson County
Batch# 1043759 **DEEDWARR**
08/29/2023 11 59.35 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20230829-0067640

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000 00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2023.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Silvia Elena Ascanio De Nauta 803 Goswell Drive Nolensville TN 37135	New Owner	Tax Parcel ID No. 188 10 0A 341.00

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, **Emily Bleazard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Silvia Elena Ascanio DeNauta, a married woman**, ("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. 341 on the Plan of Phase 7, Section 1A, Carothers Crossing of record in Plat at Instrument No. 20200910-0103215, 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 Emily Bleazard, a single person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210701-0089111, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021, and recorded on July 07, 2021.

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 Phase 7, Section 1A, Carothers Crossing, as recorded in Instrument No. 20200910-0103215.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20070627-0076581; Amended in Instrument No. 20080515-0049893;

Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690 and further Amended in Instrument No. 20180125-0008094.

Covenants, Conditions and Restrictions as set forth in Declaration of Charter, Easements, Covenants and Restrictions recorded in Instrument No. 20070627-0076582; Amended in Instrument Nos. 20080515-0049892; 20171002-0100689; Corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697 and Supplemental Declaration recorded in Instrument No. 20210625-0086747 and Instrument No. 20230628-0049250.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20190508-0043213.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070711-0082648.

This is improved property located at 803 Goswell Drive Nolensville TN 37135

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 9 day of August, 2023.

Emily Bleazard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Bleazard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2023.

Notary Public
My Commission Expires: _____

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025