THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745327** Karen Johnson Davidson County Batch# 1044623 DEEDWARR 08/31/2023 08:37:30 AM 3 pgs Fees: $18.00 Taxes: $3,367.00 20230831-0068169	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $910,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2023. Notary Public My Commission Expires: 3/1/25

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Kristin Monaco and Carl Monaco 432 Patina Circle Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-14-0B-021.00 CO

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, **Loren Vidnovic McDonald, married** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Kristin Monaco and Carl Monaco, wife and husband,** ("Grantees"), their 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(s) 21, as shown on the map entitled the Plan of Patina Subdivision, Phase Two, of record Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LOREN D. VIDNOVIC, by deed from CAPITAL BANK, N.A., SUCCESSOR BY MERGER TO GREENBANK, of record in Instrument No. 20120405-0029181 , dated March 29, 2012 , said Register's Office.

Loren D. Vidnovic having since married and is now known as Loren Vidnovic McDonald.

Adam Christian McDonald joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091-14-0B-021.00 CO.

Matters shown on the Plan of record as Instrument No. 20080812-0083055, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20090710-0064462 and amended as Instrument No. 20100721-0057018, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20071029-0127144, said Register's Office.

This is improved property located at 432 Patina Circle Nashville TN 37209

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 30th day of August, 2023.

Loren Vidnovic McDonald

Adam Christian McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Loren Vidnovic McDonald and Adam Christian McDonald, 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 30th day of August, 2023.

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/30/23 (date of document).

Affiant Signature

8/30/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30TH day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY