Karen Johnson Davidson County
Batch# 1045524 DEEDWARR
09/01/2023 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230901-0068798

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845454**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $499,900.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2023. Notary Public My Commission Expires:

LAURIE DANEWOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

WARRANTY DEED

Address New Owner: Daniel Getu 3005 Summercrest Trail Antioch TN 37013	Send Tax Bills To CMG Mortgage ~~New Owner~~ 3160 Crow Canyon Rd #400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 164 10 0A 195.00

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, **Dante G. Brent, unmarried, and Juritha A. Mostilla Brent, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Getu, 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. 410 on the Plan of Village Three, Summerfield, of record in Instrument No. 20001006-0099706, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Dante G. Brent and Juritha A. Mostilla Brent, husband and wife, by Warranty Deed from Timothy A. Raley, of record in Instrument No. 20160224-0017613, in the Register's Office of Davidson County, Tennessee, dated February 22, 2016 and recorded on February 24, 2016. Dante G. Brent and Juritha A. Mostilla Brent now divorced, see final decree of divorce in Case #23D480, Fourth Circuit Court for Davidson County, Tennessee.

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 Village Three, Summerfield, as recorded in Plat Instrument No. 20001006-0099706.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 11588, Page 484; as amended in Book 11669, Page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168.

Easement recorded in Book 1141, Page 327; Instrument No. 20000913-0091247; Instrument No. 20000913-0091248; Instrument No. 20000913-0091249.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20000113-0004777.

This is improved property located at 3005 Summercrest Trail Antioch TN 37013

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 28th day of August, 2023.

Dante G. Brent

Juritha A. Mostilla Brent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dante G. Brent and Juritha A. Mostilla Brent, 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 28th day of August, 2023.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

August 28, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 28, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY