Karen Johnson Davidson County
Batch# 1068424 DEEDWARR
11/03/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20231103-0086218

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-24-2027
(AFFIX SEAL)

File #23-TC-0106-Park

RETURN TO:
Lionsgate Title & Escrow, LLC
2721 Fairview Blvd., Suite 102
Fairview, TN 37062

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)
Cheryl Rhines	New Owner	
(NAME)	(NAME)	**172-01-0A-067.00-CO**
106 Chuzzlewit Down		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **CHRISTOPHER COLAVECCHIO AND AYAKO MATSUDA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHERYL RHINES, A SINGLE WOMAN** 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. 67 on the Plan of Copperfield Revised of record in Plat Book 6900, Page (s) 555 through 559, inclusive, 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 Christopher Colavecchio and Ayako Matsuda, husband and wife by Warranty deed from Kirk P. Johnson, unmarried and Eric P. Johnson, married of record in Instrument No. 20120709-0059990 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on July 09, 2012. See also, Docket No. 22D-1463, in the Third Circuit court for Davidson County, Tennessee.

This conveyance is subject to:

* Taxes for the year 2023, a lien now due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 555 through 559, all inclusive, 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 Book 7071, Page 482 and First Amendment in Book 7208 Page 889 and in Instrument No. 20191127-0122984, 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 handicap but does not discriminate against handicapped persons.
* Restrictions of record in Book 6779, Page 296 and Re-recorded in Book 6783 Page 973, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

* Charter of record in Book 7200, Page 824, as amended in Book 7496, Page 162 and Book 7500, Page 941, in the Register's Office for Davidson County, Tennessee.
* Common Area Conveyance to HOA in Book 7150, Page 358, Register' s Office for Davidson County, Tennessee.
* Transmission Line Easements in Book 2437, Page 8 and Book 2438, Page 376, Register's Office for Davidson County, Tennessee.
* Conveyance of water and/or sewer lines in Book 7593, Page 488 and Book 7593, Page 511, Register's Office for Davidson County, Tennessee.
* 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: **106 Chuzzlewit Down, 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 30th day of October, 2023.

Christopher Colavecchio

Ayako Matsuda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2023, before me personally appeared Christopher Colavecchio, 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 30th day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2023, before me personally appeared Ayako Matsuda, 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 30th day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

I, Emily Prophet, 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 10-30-23 (date of document).

E Prophet

Affiant Signature

11-3-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of November, 2023.

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

