THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246398** Karen Johnson Davidson County Batch# 1086416 DEEDWARR 12/29/2023 08:54:30 AM 3 pgs Fees: $18.00 Taxes: $1,091.46 20231229-0099969	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $294,990.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2023. Notary Public My Commission Expires: 10/2/2024 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angel Rudy Romero 2015 Shaylin Loop Antioch TN 37013	New Owner	Tax Parcel ID No. 173 05 0A 240.00

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, **Alissa Marie Fry, single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angel Rudy Romero,** Unmarried man ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:
Being all of Lot No. 240 (Two Hundred Forty) on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, as Re-Recorded in Instrument No. 20050805-0092480, as being amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Alissa Marie Fry, Single Woman, by Warranty Deed from Steven W. Below and Sandra B. Below, Husband and Wife, of record in Instrument No. 20191231-0135055, in the Register's Office of Davidson County, Tennessee, dated December 27, 2019 and recorded on December 31, 2019.

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 P.U.D. Boundary, Barnes Crossing, as recorded in Instrument No. 20050128-0010427.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Barnes Crossing of record in Instrument No. 20050721-0084791, as Re-Recorded in Instrument No. 20050805-0092480, as being amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement recorded in Instrument No. 20050811-0095171; Instrument No. 20050811-0095172; Instrument No. 20060117-0006147; Instrument No. 20131021-0109630 and Instrument No. 20181210-0120117.
Easement for Sewer, recorded in Instrument No. 20190320-0025476.

This is improved property located at 2015 Shaylin Loop 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 December, 2023.

Alissa Marie Fry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alissa Marie Fry, 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 December, 2023.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Jennifer Russell, 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 12/28/2023
Date

Jennifer Russell
Affiant Signature

12/28/2023
Date

State of TN
County of Sumner

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

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.