THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146658**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2024. Notary Public My Commission Expire

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1101813
02/16/2024 10:46:45 AM
Fees: $18.00 Taxes: $1,587.30

Davidson County
DEEDWARR
3 pgs

20240216-0010836

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Terri Lynn Francescon 601 Old Hickory Blvd #79 Brentwood TN 37027	New Owner	Tax Parcel ID No. 171 03 0B 275.00

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, **Steven Berkowitz, Trustee of the Steven Berkowitz Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terri Lynn Francescon, a married woman**, ("Grantees"), their 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. 37 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, R20 Residential P.U.D., of record in Plat Book 9700, Page 957, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Berkowitz, Trustee of the Steven Berkowitz Revocable Trust, by Warranty Deed from Robert G. Swindell, Jr. and Karen Swindell Withers, Co-Trustees of the Robert G. Swindell Living Trust, of record in Instrument No. 20200205-0013294, in the Register's Office of Davidson County, Tennessee, dated February 03, 2020 and recorded on February 05, 2020.

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.

Taxes for the year 2024 and thereafter, not yet due and payable.

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 Townhomes of Fredericksburg, Phase Two, Section Seven, R20 Residential P.U.D., as recorded in Plat Book 9700, Page(s) 957.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Fredericksburg R-20 Residential P.U.D., as recorded in Plat Book 7900, Page 509.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, as amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, as amended in Book 10224, Page 683, as corrected in Book 10294, Page 850, further amended in Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596 and amended and restated recorded in Instrument No. 20191127-0122852.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11550, Page 531, as amended in Book 11682, Page 75.

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10453, Page 931.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269.

Easement for Water Main, recorded in Book 9698, Page 81 and Book 11201, Page 713.

Easement for Sanitary Sewer, recorded in Book 9698, Page 124 and Book 11201, Page 790.

Easement for Dedication of Site Drainage, recorded in Book 10012, Page 756.

Easement for Ingress and Egress, recorded in Book 10709, Page 143.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000516-0049387.

Easement for Right of Way, recorded in Instrument No. 20131021-0109635.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920 and Book 10584, Page 134.

This is improved property located at 601 Old Hickory Blvd #79 Brentwood TN 37027

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 14th day of February, 2024.

Steven Berkowitz Revocable Trust

_____ _____

BY: Steven Berkowitz, Trustee

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Berkowitz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the Steven Berkowitz Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2024.

_____
Notary Public
My Commission Expires: _____

SEE ATTACHED

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA }

On FEBRUARY 14, 2024 before me, LAURA JAN DAMONTE, NOTARY Public,
Date *Here Insert Name and Title of the Officer*

personally appeared STEVEN BERKOWITZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LAURA JAN DAMONTE
Notary Public - California
Contra Costa County
Commission # 2367444
My Comm. Expires Jul 29, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: STEVEN BERKOWITZ	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: STEVEN BERKOWITZ REVOCABLE TRUST	Signer is Representing: _____

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