Karen Johnson Davidson County
Batch# 1320770 DEEDWARR
09/10/2025 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,019.83
20250910-0072362

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 250851871**

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $545,900.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2025.

Notary Public
My Commission Expires: _____

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 1-14-2028

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Dylan Settlemire and Rebecca Settlemire<br>1840 Amesbury Lane<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>141 05 0A 629.00 |

**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, **Taylor Lutz Santarelli, unmarried, and Michael Santarelli, unmarried,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Dylan Settlemire and Rebecca Settlemire, husband and wife,** ("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. 629 on the Plan of AVONDALE, PHASE 3, SECTION 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Taylor Lutz Santarelli and Michael Santarelli, wife and husband, by Warranty Deed from Amanda Vesey, a married woman, of record in Instrument No. 20220413-0042721, in the Register's Office of Davidson County, Tennessee, dated on April 07, 2022 and recorded on April 13, 2022.

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 2025 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 AVONDALE PHASE 3, SECTION 3, as recorded in Instrument No. 20170324-0028914.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE HARPETH 40 MOBILE HOME PARK, as recorded in Plat Book 4300, Page 49.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK BOULEVARD RIGHT OF WAY DEDICATION, as recorded in Instrument No. 20140722-0064838.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, as amended in Instrument Nos. 20090331-0028791, 20101223-0102254 and 20190313-0023161.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20141202-0110280.

Charter for Avondale Park Owners' Association, Inc. recorded as Instrument No. 20081203-0117350.

Common Open Space Deed recorded as Instrument No. 20170130-0009317.

Louisville and Nashville Railroad Company Contract recorded as Book 5348, Page 362 and as Assignment of Contract recorded in Book 5902, Page 469.

An oil and gas lease executed by John S. Cowden and Ruby Cowden, his wife as lessor and B. G. Pratte as lessee, recorded as Book 3084, Page 317.

All of the terms and provisions set forth and contained in that certain Lease between Line Berger Development Co., Lessor, and National Advertising Company, Lessee, recorded in Book 4494, Page 882.

All of the terms and provisions set forth and contained in that certain Lease between Buck Allison Inc., Lessor, and The Lamar Corporation, Lessee, recorded in Book 6078, Page 619.

All of the terms and provisions set forth and contained in that certain Lease between Michael R. Allison, Lessor, and National Advertising Company, a Delaware corporation, Lessee, a memorandum of which is recorded in Book 10023, Page 638.

This is improved property located at 1840 Amesbury Lane Nashville TN 37221

**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 9th day of September, 2025.

Taylor Lutz Santarelli by Carolyn Akins, her attorney in fact

Taylor Lutz Santarelli by Carolyn Akins as Attorney-in-fact

Michael Santarelli by Carolyn Akins as attorney in fact

Michael Santarelli by Carolyn Akins as Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Akins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Taylor Lutz Santarelli and Michael Santarelli and that she is authorized by Taylor Lutz Santarelli and Michael Santarelli to execute this instrument on his behalf.

Witness my hand, at office, this 9th day of September, 2025.

Notary Public

My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/9/2025.

Date

Affiant Signature

9/9/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of September, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

