Karen Johnson Davidson County
Batch# 425466 DEEDWARR
06/24/2020 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20200624-0068232

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627807**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this ~~2nd~~ 24th day of June, 2020. Notary Public My Commission Expires: 10/29/2023

AMY T. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Luke Kavoussi and Saemi Kavoussi 637 Cherry Glen Circle Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0H-071.00 CO

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, **Brian Gesell and Megan Gesell, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicholas Luke Kavoussi and Saemi Kavoussi, husband and wife**, ("Grantees"), their 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(s) 10, as shown on the map entitled Village of Cherry Glen, Phase 4, of record in Plat Book 9700, page 664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRIAN GESELL AND MEGAN GESELL, HUSBAND AND WIFE, by deed from GRANT T. SMOTHERS AND WIFE, JERE SUZANNE SMOTHERS, of record in Instrument No. 20140402-0027539 , dated March 31, 2014 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-06-0H-071.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 664, Plat Book 9700, page 182, Plat Book 6900, page 55 and Plat Book 6900, page 304, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9882, page 739, amended in Book 11186, page 932, Book 11323, page 247 and Instrument No. 20011206-0134252, said Register's Office.

By-Laws of record in Instrument No. 20000204-0011736 amended in Instrument No. 20000324-0030195, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, said Register's Office.

Easement(s) of record in Book 8919, page 779, said Register's Office.

This is improved property located at 637 Cherry Glen Circle Nashville TN 37215

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 23rd day of June, 2020.

Brian Gesell

Megan Gesell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Gesell and Megan Gesell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2020.

Notary Public

My Commission Expires: 

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Becky Elizabeth Burch, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11-19-2023

Becky Elizabeth Burch

