WARRANTY DEED

Karen Johnson Davidson County
Batch# 602473 DEEDWARR
03/29/2021 03:10:24 PM 2 pgs
Fees: $13.00 Taxes: $1,877.75

20210329-0041061

G-WG-21-512B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Reagan Alexandra Guarriello Forehan	**NEW OWNER**	
(NAME)	(NAME)	**091-13-0J-002.00-CO**
512 B Eastboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BETHANY B. DAVENPORT, AN UNMARRIED WOMAN AND PATRICK R. TRUMAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REAGAN ALEXANDRA GUARRIELLO FOREHAN, UNMARRIED,** 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 Unit B of the 512 Eastboro Drive Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 512 Eastboro Drive Townhomes of record in Instrument No. 20160126-0007354, as amended in Instrument No. 20161020-0110867, in the Register's Office for Davidson County. Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 512 Eastboro Drive Townhomes, as shown on Exhibit Map to the Amended Declaration of record in Instrument No. 20161020-0110867, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Bethany B. Davenport an unmarried woman, and Patrick R. Truman, an unmarried man, as tenants in common with rights of survivorship by Warranty deed from Kenneth S. Smithmier, a married man of record in Instrument No. 20190619-0059209 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 19, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 332, Page 126, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160126-0007354 and amended in Instrument No. 20161020-0110867, Register's Office for Davidson County, Tennessee.
- Charter of 512 Eastboro Drive Townhomes Homeowner's Association, Inc. of record in Instrument Number 20160202-0010021, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 B Eastboro Drive, Nashville, Tennessee 37209**.

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 26th DAY OF MARCH, 2021.

Bethany B. Davenport
by Paul Hinman as Attorney-in-fact

Patrick R. Truman
by Paul Hinman 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, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BETHANY B. DAVENPORT AND PATRICK R. TRUMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said BETHANY B. DAVENPORT AND PATRICK R. TRUMAN.

Witness my hand and official seal, this the 26th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212