NEW OWNER:
Anastasia Quarles
1407B Monetta Avenue
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-128

MAP & PARCEL
072-10-2H-002.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 623331 DEEDWARR
04/27/2021 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20210427-0055931

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FORTY SIX THOUSAND AND 00/100 DOLLARS ($446,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Tyler Davie, single man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Anastasia Danielle Quarles, an unmarried woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 1407 Monetta, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1407 Monetta, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171221-0130069 and as amended in Instrument No. 20190426-0038419, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1407 Monetta, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171221-0130069 and as amended in Instrument No. 20190426-0038419, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Tyle Davie, single man by Warranty Deed from Nashville Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190426-

0038420 Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 26, 2019.

Being also known as 1407B Monetta Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22 day of April, 2021.

Tyler Davie

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Tyler Davie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of April, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**446,000.00**.

AFFIANT

Sworn to and subscribed to before me this 23rd day of April, 2021.

NOTARY PUBLIC

My commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY