WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 402,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2021.

Notary Public

COMMISSION EXPIRES:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

(Affix Seal)

Karen Johnson Davidson County
Batch# 658521 **DEEDWARR**
06/16/2021 03:26:42 PM 2 pgs
Fees: $13.00 Taxes: $1,487.40

20210616-0081608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara Handa	new owner	072-14-3S-004-00
(NAME)	(NAME)	
1122B Chester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Amy Gaetano and Payton Weeks, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Handa,** SINGLE , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1122B of 1122 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration Establishing a Horizontal Property Regime for 1122 Chester Avenue Townhomes, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument No. 20170425-0040436, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1122 Chester Avenue Townhomes, a Horizontal Property Regime, with Private Elements contained in said Declaration of Covenants, Conditions and Restrictions, the plat filed at Exhibit "B" to said Declaration and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with an undivided interest in common areas/elements appurtenant to said unit(s).

Being the same property conveyed to Amy Gaetano, an unmarried woman by Warranty Deed from Urban Dwell Homes, LP, a Tennessee Limited Partnership, filed for record on May 1, 2018 in Instrument No. 20180501-0041100, Register's Office for Davidson County, Tennessee.

Payton Weeks joins in executing this Warranty Deed to convey any and all marital rights he may have in said property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1122B Chester Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town)(State) **37206** (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 10th day of June, 2021

Amy Gaetano

Payton Weeks

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Amy Gaetano and Payton Weeks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2021.

Notary

Commission Expires: 1/3/22

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022