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WARRANTY DEED

Karen Johnson Davidson County
Batch# 660334 DEEDWARR
06/21/2021 08:16:09 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210621-0082950

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public I. Dyke Tatum

My commission expires: 5/5/2025

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicole L Rivera **Alexander J. Rivera**	**Compass Mortgage, Inc.**	**083-12-O-001.00co**
2617 Barclay Drive	**27755 Diehl Road, Suite 100**	
Nashville, TN 37206	**Warrenville, IL 60555**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Robert D'Angelo and Johanna Hendrika D'Angelo-Somsen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole L. Rivera and Alexander J. Rivera, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 2617 on the Plan of Townhomes at Barclay Drive, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Townhomes at Barclay Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171012-0104728, amended in Instrument No. 20171205-0124101 and in Instrument No. 20200122-0008036, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan as set out on Exhibit "A" to the Declaration of Covenants, of record in Instrument No. 20171012-0104728, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to John Robert D'Angelo and Johanna Hendrika D'Angelo-Somsen,, husband and wife by Deed dated January 20, 2020 from Anthony Joseph Iannone, a married man, of record in Instrument No. 20200122-0008037, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "A" to the Declaration, in Instrument No. 20171012-0104728, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 2335, page 386, amended in Book 3507, page 223, Register's Office for Davidson County, Tennessee.**

3) **Declaration of Covenants, Conditions and Restrictions for Townhomes at Barclay Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171012-0104728, amended in Instrument No. 20171205-0124101, and in Instrument No. 20200122-0008036, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto.**

4) **Restrictive Covenants for Detached Structure, of record in Instrument No. 20190903-0088358, Register's Office for Davidson County, Tennessee.**

5) **All Matters shown on the Final Plat of 2617 Barclay Drive, of record in Instrument No. 20170818-0084901, Register's Office for Davidson County, Tennessee.**

6) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 2617 Barclay Drive, Nashville, TN 37206.

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 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 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 18th day of June, 2021.

John Robert D'Angelo

John Robert D'Angelo

Johanna Hendrika D'Angelo-Somsen

Johanna Hendrika D'Angelo-Somsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Robert D'Angelo and Johanna Hendrika D'Angelo-Somsen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **June, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24