Karen Johnson Davidson County
Batch# 670067 DEEDWARR
07/02/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210702-0089856

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

G-SB-P-21-7013

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)
Adriana Gonzalez-Gedeman and Graham Gedeman	New Owners	
(NAME) 529 Harpeth Trace Dr.	(NAME)	**141-07-0B-150.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, **JOEL M. CUTLER, AND JANYCE C. CUTLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADRIANA GONZALEZ-GEDEMAN AND GRAHAM GEDEMAN, WIFE AND HUSBAND,** 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 Lot No. 149 on the Plan of Somerset Farms, Section 4, Phase 3 of record in Plat Book 9700, Page 460, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel M. Cutler and wife, Janyce C. Cutler by Warranty deed from Somerset Farms, a Tennessee Joint Venture of record in Book 10936, page 775, Register's Office for Davidson County, Tennessee, dated May 18, 1998 and recorded on April 30, 1998. (Value or consideration shown in aforementioned deed $144,000.00.) Being also known as 7013 Somerset Farms Circle Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 460, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20001204-0118884, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, Book 9383, page 526, Book 9662, page 869 , Book 10190, page 182, Book 10410, Page 89 and Book 11433, page 936, Register's Office for Davidson County, Tennesse.
- HOA Charter of record in Book 7382, Page 225, Book 7820, pages 605 & 608, Book 8235, page 521, and Book 8584, page 20,, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8556, Page 25, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement Agreement of record in Book 11154, Page 161, 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: **7013 Somerset Farms Circle, Nashville, Tennessee 37221**.
also Known as: 1200 Winter Breeze Ct., Nashville, TN 37221

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 1st DAY OF JULY, 2021.

Joel M. Cutler,

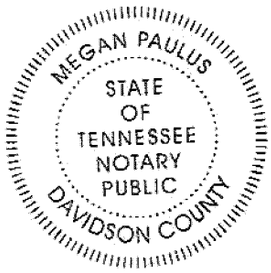
Janyce C. Cutler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL M. CUTLER,, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

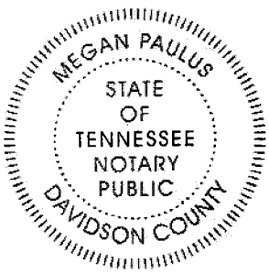


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANYCE C. CUTLER, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2021 (date of document).

E Prophet

Affiant Signature

7-1-2021

Date

State of Tennessee

County of

Sworn to and subscribed before me this 1 day of July, 2021

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: 7/5/2021

Notary's Seal

