Karen Johnson Davidson County
Batch# 678350 DEEDWARR
07/16/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210716-0095716

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

MHPS Title & Escrow
1935 21st Avenue South, Suite 100
Nashville, TN 37212

PROPERTY OWNER/SEND TAX BILLS TO:

Brendan Berigan
512 Southern Turf Dr #B
Nashville TN 37211

Tax Identification: _____

For good and valuable consideration received, **Over Par Development** (Hereinafter "Grantor"), does hereby sell and convey unto **Brendan P. Berigan, sole ownership** (Hereinafter "Grantee"), the following described real estate:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes At 512 Southern Turf Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 512 Southern Turf Drive, a Horizontal Property Regime, of record in Instrument No. 20200813-0090460, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Over Par Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Cindy Lou Mills, an Unmarried Woman, of record in Instrument No. 20191118-0118498, in the Register's Office of Davidson County, Tennessee, dated November 14, 2019 and recorded on November 18, 2019.

TO HAVE AND TO HOLD unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. 14th day of July, 2021

By: Robert S Huggins Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Huggins, the within named bargainor, with whom I am personally acquainted or (who 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 14th day of July, 2021.

Jennifer Morgan
NOTARY PUBLIC

My Commission Expires: 11/6/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $649,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Robert S Huggins
AFFIANT

Sworn to and subscribed before me on this the 14 day of July, 2021.

My Commission Expires: 11/6/2024

Jennifer Morgan
NOTARY PUBLIC

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COM. 11-6-2024

202107160095716

Tennessee Certification of Electronic Document

I, John A. Bell Jr., 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 July 14, 2021 (date of document).

Affiant Signature

July 15 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2021.

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL