THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736267**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $361,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2021. Notary Public My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 696651 DEEDWARR
08/13/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20210813-0109354

WARRANTY DEED

Address New Owner: Drake W. Duncan and Emily C. Gaither 2516 Newsome Mill Lane Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-03-0C-038.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meredith Harwell Officer and William Tyler Officer, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **DRAKE W. DUNCAN, AN UNMARRIED MAN, AND EMILY C. GAITHER, AN UNMARRIED WOMAN** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 38 on the plan of Harpeth Springs Village, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Harpeth Springs Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180326-0028123, amended and restated in Instrument No. 20180417-0036143, amended in Instrument No. 20190130-0009015, corrected by Scrivener's Affidavit in Instrument No. 20190325-0026836, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MEREDITH HARWELL, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190603-0052437, dated May 22, 2019, said Register's Office.

MEREDITH HARWELL, NKA MEREDITH HARWELL OFFICER, conveyed her interest to MEREDITH HARWELL OFFICER AND WILLIAM TYLER OFFICER, WIFE AND HUSBAND, by quitclaim deed of record in Instrument No. 20200528-0055081, dated May 20, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 141-03-0C-038.00 CO.

Matters shown on the Plan of record in Instrument No. 20180302-0019848, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180326-0028123, Instrument No. 20180417-0036143 and Instrument No. 20190130-0009015, said Register's Office.

Storm Water Detention Agreement of record 20030428-0056453, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170922-0097599, said Register's Office.

Agreement for Dedication of Easement for Sewer Line of record in Book 7601, page 409, said Register's Office.

Declaration of Drainage Easement and Storm Water Pond Maintenance Agreement of record in Instrument No. 20171227-0131366, said Register's Office.

Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

Easement for the flow of the water of Harpeth River and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the water of Harpeth River, free from diminution or pollution.

Title to that portion of the land lying below the ordinary low water mark of Harpeth River.

This is improved property located at 2516 Newsome Mill Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2021.

Meredith Harwell Officer

Meredith Harwell Officer

William Tyler Officer

William Tyler Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meredith Harwell Officer and William Tyler Officer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2021.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 August 12, 2021

Affiant Signature

August 12, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of August, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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