Karen Johnson Davidson County
Batch# 699597 DEEDWARR
08/18/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20210818-0111480

WARRANTY DEED

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $690,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON August 10, 2021..

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4236

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew J. Huber and Natalie M. Huber	**Reliant Bank Mortgage**	072-11-1N-001.00-CO
1427 Monetta Avenue,	9041 Executive Park Drive, Suite 104	
Nashville, TN 37216.	Knoxville, TN 37923	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Timothy DeSanto and Dawn DeSanto, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew J. Huber and Natalie M. Huber, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1427 Monetta Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180926-0095244 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Timothy De Santo and Dawn De Santo, husband and wife by Warranty deed from Arete, LLC of record in Instrument No. 20150825-0085955 Register's Office for Davidson County, Tennessee, dated August 16, 2015 and recorded on August 25, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1427 Monetta Avenue, Nashville, TN 37216.

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 in 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 hand on August 10, 2021.

Timothy DeSanto

Timothy DeSanto

Dawn M DeSanto

Dawn DeSanto

STATE OF Texas

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Timothy DeSanto , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 10, 2021.



Elizabeth R Carrington

Notary Public 09/25/2022

ELIZABETH R CARRINGTON

Notarized online using audio-video communication

My Commission Expires: 09/25/2022

STATE OF Texas

COUNTY OF Harris

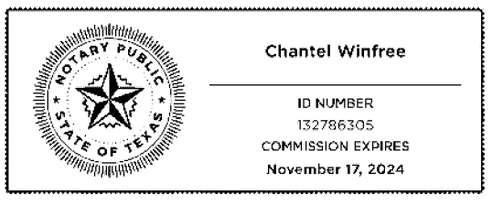
Personally appeared before me, a Notary Public of said County and State, Dawn DeSanto, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 10, 2021.

Chantel Winfree

Notary Public Chantel Winfree
Notary Public, State of Texas

My Commission Expires: 11/17/2024
132786305



Notarized online using audio-video communication

File #: 2021-4236

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 10, 2021.

J. Carlton Drumwright

August 10, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 10, 2021.

Notary

My Commission Expires: 12/18/22

