Karen Johnson Davidson County
Batch# 709481 DEEDWARR
09/02/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20210902-0118462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/20/21

(AFFIX SEAL)

MICHELLE W. LOCKE * NOTARY PUBLIC * STATE OF TENNESSEE * WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max Ervin and Amanda Ervin	Max Ervin & Amanda Ervin	
(NAME)	(NAME)	
5823 Maxon Ave.	5823 Maxon Ave	091 10 3C 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KRISTOF BEWER, MARRIED AND KIRK BEWER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAX ERVIN AND AMANDA ERVIN, HUSBAND AND WIFE,** 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 B of Homes at 5821 Maxon Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5821 Maxon Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200911-0103626, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5821 Maxon Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200911-0103626, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Kirk Bewer, unmarried and Kristof Bewer, married, as tenants in common with right of survivorship, by Warranty Deed from JHAS Properties Corp., a Tennessee Corporation, of record in Instrument No. 20200902-0099692, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020, and recorded on September 2, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5823 Maxon Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 31 day of August, 2021

Kristof Bewer BY: Kirk Bewer, Attorney in fact

KRISTOF BEWER, BY: KIRK BEWER, ATTORNEY IN FACT

KIRK BEWER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirk Bewer, the bargainor, 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 this 31st day of August, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of August, 2021, before me personally appeared Kirk Bewer, to me known to be the person who executed the foregoing instrument on behalf of Kristof Bewer and acknowledged that he executed the same as the free act and deed of Kristof Bewer.

Witness my hand and official seal this 31st day of August, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 08-31-2021 (date of document).

Affiant Signature

08-31-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

