WARRANTY DEED

Karen Johnson Davidson County
Batch# 726913 **DEEDWARR**
09/29/2021 12:27:15 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20210929-0131080

DM-VRES-21-1501-G

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/25
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Elizabeth A. Goetz and Natasha D. Weddle	**PennyMac Loan Services, LLC**	
(NAME)	(NAME)	**081 12 0S 001.00**
828B W. Argyle Ave	**3043 Townsgate Road, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Westlake Village, CA 91361**	
(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, **CHELSEA LEIGH MARCANTONIO, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH A. GOETZ AND WIFE, NATASHA D. WEDDLE,** 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 Unit 1 of Buena Vista Place, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Buena Vista Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140328-0025728, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chelsea Leigh Marcantonio, an unmarried woman, by Warranty Deed from Khalid Akil Daniels and Tonya Fort Daniels, husband and wife, of record in Instrument No. 20200512-0049187, in the Register's Office of Davidson County, Tennessee, dated May 07, 2020 and recorded on May 12, 2020.

Being the same property conveyed to Khalid Akil Daniels and Tonya Fort Daniels, husband and wife, by Warranty Deed from RWA/BVP Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20150504-0040395, in the Register's Office of Davidson County, Tennessee, dated April 29, 2015 and recorded on May 04, 2015.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town, as recorded in Plat Book 21, Page(s) 23.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140328-0025728.

• Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20130904-0093086.

• Easement for Public Street Right of Way, recorded in Instrument No. 20140509-0040011 and Instrument No. 20140509-0040012.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 9TH AVE G, Nashville, Tennessee 37208**.

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 24th DAY OF SEPTEMBER, 2021.

Chelsea Leigh Marcantonio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEA LEIGH MARCANTONIO, 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 24th of September, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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