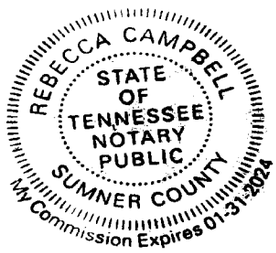
Karen Johnson Davidson County
Batch# 727932 DEEDWARR
09/30/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210930-0131587

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0798

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bobby Pentecost and Gabriel Pentecost	New Owner	Map: 135120B03000CO
(NAME) 2104 Nashboro Blvd.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LA TOYA RENEE HARRIS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BOBBY PENTECOST AND GABRIEL PENTECOST, A MARRIED COUPLE,

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, Lot and Unit No. 30 on the Plan of "Horizontal Property Regime, Private Element Plat" Nashboro Village Tract 7, as of record in Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to La Toya Renee Harris, unmarried, by deed from Fox Ridge Homes, Inc., of record in Instrument No. 20030303-0027855, dated February 28, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 49 and 50, said Register's Office.

Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 7225, Page 239, Book 8870, Page 887 and Book 8870, Page 932, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4827, Page 14, Book 5469, Page 840 and Book 7751, Page 907, in the Register's Office for Davidson County, Tennessee.

Easements to Metropolitan Government of Nashville and Davidson County of record in Book 4868, Page 74, Book 4815, Page 425, Book 4821, Page 109 and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee.

License to use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, in the Register's Office for Davidson County, Tennessee.

Easement for Cable T.V. of record in Instrument No. 200010120101575, in the Register's Office for Davidson County, Tennessee.

Easement for Cart Path of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.

All matters of record in Book 4660, Page 156, in the Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Homeowners Association of record in Instrument No. 200010100100360 and Instrument No. 20021211-0152724, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11703, Page 520, amended in Instrument No. 200003160027171, Instrument No. 20010322-0027768, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No. 20050222-0018814, Instrument No. 20091105-0102438, Instrument No. 20110923-0073937 and Book 11703, Page 560, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2104 Nashboro Blvd., Nashville, TN 37217
(House No.) (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 our hands this 27th day of September, 2021.

La Toya Renee Harris

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 La Toya Renee Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of September, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rhea Campbell do hereby make oath that I am a licensed attorney and/or 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 9/27/21.

Affiant
Date: 9/27/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 27 day of Sept, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024