Karen Johnson Davidson County
Batch# 731980 DEEDWARR
10/08/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20211008-0135635

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14141-TC

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2021.

Notary Public
My Commission Expires: April 17, 2023

KAYLIE JOINER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kaitlyn Elizabeth Klein and Keith Duwayne Klein 303 Nashboro Greens Way Nashville, TN 37217	Colten Mortgage, LLC 6021 South Syracuse Way Suite 104 Greenwood Village, CO 80111	135-11-C-73.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James F. Harpley, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kaitlyn Elizabeth Klein, a single woman and Keith Duwayne Klein, a married man, as tenants in common with right of survivorship,** 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:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 230, together with the appurtenant common elements of Nashboro Village – Tract 18, Phase Two, The Greens, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Greens Homeowners Association, of record in Book 11703, page 581; as amended and supplemented in Instrument No. 200006270063887; Instrument No. 20010322-0027767; Instrument No. 20021211-0152723; and in Instrument No. 20070118-0007533, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Horizontal Property Regime Private Element Plat, Phase Two, Nashboro Village – Tract 18, of record in Book 9700, page 968; as amended in Instrument No. 20010423-0039877, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Nashboro Village – Tract 18, Phase Two, The Greens, provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plans, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to James F. Harpley and wife, Maria L. Harpley by Warranty Deed from Greenvale Construction, LLC, a limited liability company, dated September 29, 2004, recorded October 5, 2004, of record in Instrument No. 20041005-0119854, Register's Office for Davidson County, Tennessee. Maria L. Harpley having since passed on August 11, 2020, therefore leaving James F. Harpley as tenant by the entirety.

This is improved property located at: **303 Nashboro Greens Way, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5 day of October, 2021.

GRANTOR:

James F. Harpley

James F. Harpley

STATE OF North Carolina
COUNTY OF Union

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James F. Harpley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5 day of October, 2021.

Tyler Whiting

Notary Public
My Commission expires: April 7, 2024

TYLER WHITING
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires April 7, 2024

True Copy Certification

I, Jenah Gunter, 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 5th day of October, 2021.

Affiant Signature

10.5.2021

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 6th day of October, 2021.

Notary's Signature

My Commission Expires: **April 17, 2023**

Notary' Seal (if on paper)

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY