WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

G-VRES-21-2001-11

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 738812 **DEEDWARR**
10/18/2021 02:45:10 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20211018-0139748

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kenneth Kuet and Lauren Kuet	**Highlands Mortgage**	
(NAME)	(NAME)	**104-11-4A-011.00-CO**
1406 Clifton Lane	**950 W. Bethany Drive Suite 800**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Allen, TX 75013**	
(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, **ANNA MARIE BARCLAY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH KUET AND LAUREN KUET, HUSBAND AND WIFE,** 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 No. 11, together with common areas, as established by Declaration of Protective Covenants Conditions and Restrictions for Convent Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20150323-0024693, as amended by First Amendment of record in Instrument No. 20171113-0116347, and Second Amendment of record in Instrument No. 20180417-0036210, and Third Amendment of record in Instrument No. 20190828-0086582, and being shown on Plat attached as "Exhibit I" to said Second Amendment, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna Marie Barclay, an unmarried woman by Warranty deed from Village Place, LLC of record in Instrument No. 20191113-0116847 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 13, 2019.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 40, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150323-0024693, First Amendment Instrument No. 20171113-0116347, Second Amendment Instrument No. 20180417-0036210 and Third Amendment Instrument No. 20190828-0086582, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191002-0100853, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20180103-0000733, in the Register's Office for Davidson County, Tennessee.
- Utility Line Easement of record in Instrument Number 20190702-0064671, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2001 Convent Place #11, Nashville, Tennessee 37212**.

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 12th DAY OF OCTOBER, 2021.

Anna Marie Barclay
by _____ Attorney in Fact
Anna Marie Barclay by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANNA MARIE BARCLAY, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNA MARIE BARCLAY.

Witness my hand and official seal, this the 8th of October, 2021.

_____
Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm...

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