Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0287

Karen Johnson Davidson County
Batch# 747283 **DEEDWARR**
11/01/2021 11:26:02 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20211101-0145968

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $430,000.00

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Sworn to and subscribed before me this 29 day of October, 2021.

Affiant

Notary Public

Address of New Owner:
Roger William Archer
300 Hedgerow Court
Kingsport, TN 37663

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
141-05-0A-583.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Benjamin Hartzberg and Elizabeth Hartzberg, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roger William Archer and Theresa Y. Archer, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 583 on the Plan of Final Plat, Avondale Phase 3, Section 1, Major Subdivision, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20140728-0066971, in the 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 Benjamin Hartzberg and Elizabeth Hartzberg, husband and wife by Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180507-0043689 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 07, 2018.

This is improved property known as **1677 Brockton Lane, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27th day of October, 2021.

Benjamin Hartzberg

Elizabeth Hartzberg

STATE OF Pa
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Benjamin Hartzberg and Elizabeth Hartzberg, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2021.

Notary Public
My Commission Expires:
8-10-2024

Commonwealth Of Pennsylvania - Notary Seal
Megan Ward, Notary Public
Allegheny County
My Commission Expires August 10, 2024
Commission Number 1377045