Karen Johnson Davidson County
Batch# 752265 DEEDWARR
11/10/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20211110-0149856

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $376,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of November, 2021.

Notary Public
My commission expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Michael Gawargy<br>1341 Maritime Port<br>Nashville, TN 37013 | Same | 164-04-0C-110.00 CO |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ZACHARY COLVIN, SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHEAL GAWARGY, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 110 on the Final Plat of Hamilton Run Subdivision, Phase 1, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20180510-0044934, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20180516-0046576, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Christal McEneaney and Zachary Colvin, wife and husband, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 3/28/2019 and recorded 4/1/2019 in Instrument No. 20190401-0028947, in the Register's Office of Davidson County, Tennessee. The said Christal McEneaney now being deceased.

Being also known as 1341 Maritime Port, Antioch, TN 37013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1341 Maritime Port, Nashville, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of November, 2021.

Zachary Colvin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zachary Colvin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2021.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 3, 2021.

J. Carlton Drumwright

November 3, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 3, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY