WARRANTY DEED

Karen Johnson Davidson County
Batch# 758038 DEEDWARR
11/19/2021 09:49:12 AM 3 pgs
Fees: $18.00 Taxes: $3,392.90

20211119-0154060

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $917,000.00.

Affiant

Subscribed and sworn to me on November 17, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35284

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Tara Cavazos 3707 Brighton Road Nashville, TN 37205	NEW OWNER	104-13-J-001.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Price Harrison and Stacy Harrison, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Tara E. Cavazos, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract or parcel of land in the 25th Councilman District of Metropolitan Nashville, Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Brighton Place of record in Book 2083, page 67, in the Register's Office for Davidson County, Tennessee, and being Unit "A" of New Brighton Townhouses located at 3707 Brighton Road, more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way of Brighton Road at the northwest corner of Brighton Place of record in Book 6250, page 144, in the Register's Office for Davidson County, Tennessee, and being the northeast corner of herein-described parcel; thence,

1. With the westerly line of Brighton Place, South 11 deg. 3 min. 44 sec. East 187.19 feet to an existing concrete monument; thence

2. Continuing with said line, South 11 deg. 18 min. 28 sec. East 32.82 feet to an iron pin set; thence

3. With the line between Units "A" and "B", South 78 deg. 49 min. 27 sec. West 80.67 feet to an iron pin set in the east line of Lot No. 2 of Brighton Place of record in Book 2083, page 67, in said Register's Office; thence

4. With the east line of Lot 2, Brighton Place, North 11 deg. 07 min. West 220.00 feet to an iron pin set on the south right-of-way line of Brighton Road; thence

5. With the southerly right-of-way line of Brighton Road, North 78 deg. 49 sec. 27 sec. East 81.00 feet to the point of beginning, containing 17,771 square feet, together with the undivided percentage interest in the common elements appurtenant to said Unit a set forth in said Master Deed.

Being the same property conveyed to Price Edwin Harrison, III by Warranty Deed from Joe B. Rowland of record as Instrument No. 20020725-0089334 in the Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Price Edwin Harrison, III and wife, Stacy Davis

Harrison, by Quitclaim Deed from David W. McMackin, Trustee, of record as Instrument No. 20030408-0046400 in said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been paid by the Grantors and prorated between the parties, and subsequent years taxes or special assessments which are not shown as existing liens by the public records
2. Terms, provisions and conditions of Master Deed for New Brighton Condominiums of record as Instrument No. 20020607-0069677, as amended by Instrument No. 20140228-0017558 in said Register's Office.
3. Charter of New Brighton Condominiums Homeowners' Association, Inc., of record as Instrument No. 20020607-0069815 in said Register's Office.
4. NOTE: No insurance is afforded as to the amount of square footage or area contained in the insured premises.
5. The rights of others in and to the common elements.
6. The lien for special assessments contained in the Master Deed and By-Laws as specified above.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

3707 Brighton Road, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 17th day of November, 2021.

Price Harrison

Stacy Harrison

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 17, 2021, before me personally appeared Price Harrison and Stacy Harrison to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on November 17 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025