THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-31193

Karen Johnson Davidson County
Batch# 759987 **DEEDWARR**
11/23/2021 11:36:51 AM 2 pgs
Fees: $13.00 Taxes: $1,391.20

20211123-0155411

OR 40

JAMES A. WAECATR DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF PAISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **376,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael McCutchen & Kayla Karlovic	OWNR	MAP & PARCEL:
500 Harpeth Park Drive		142-07-0I-001.00CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Carey Reed, unmarried woman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael McCutchen, a married man, and Kayla Karlovic, a married woman, husband and wife,**

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:

Land in Davidson County, Tennessee, being Unit No. 500, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a Horizontal Property regime with private elements established by Declaration in Instrument No. 20150430-0038713, as amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H. B. Hows of record in Plat Book 5190, page 195 and Lot No. 2 on the Plan of Belle Glen of record In Plat Book 8250, page 929 (previously known as Lot No. 1 on the Plan of H. B. Hows of record in Plat Book 5190, page 195), said Register's Office, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carey Reed, unmarried woman, by Warranty deed from Luis E. Diaz Gimenez and Ciria C. Quintero Hernandez, husband and wife, of record in Instrument No. 20170928-0099486 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on September 28, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **500 Harpeth Park Drive, Nashville, TN 37221.**

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 I do covenant with the said GRANTEES that I am 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 myself, my 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. 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 22nd day of November, 2021.

Carey Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carey Reed** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of November, 2021.

My Commission expires: 9/2/24

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC