Karen Johnson Davidson County
Batch# 764965 DEEDWARR
12/02/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20211202-0159461

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MAY 5, 2025

File #21-0303-CT

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Nozza and Rachael Bechtel	Legacy Home Loans LLC	PART OF
(NAME)	(NAME)	044-05-0-052.00
303 Keeton Avenue	1036 Stearman Dr, Suite 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	White House, TN 37188	
(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, **ERIN MCDERMOTT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY NOZZA, AN UNMARRIED MAN AND RACHAEL BECHTEL, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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 B, as shown in the Declaration of Covenants, Conditions and Restrictions for Keeton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument Number 20211019-0140051, in the Register' s Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in Declaration.

Being a portion of the same property conveyed to Erin McDermott by Executor's Deed from Jane Forkum and Wesley Osborn, as Co-Executors of the Estate of James Lawrence Osborn (Circuit Court for Davidson County, Tennessee at Case No. 20P2237), of record in Instrument No. 20210908-0119978, Register's Office for Davidson County, Tennessee, dated September 3, 2021 and recorded on September 09, 2021.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Restrictions of record in Book 1969, Page 88, in the Register's Office for Davidson County, Tennessee.
* Metropolitan Ordinance No. BL2006-928 for Road Closure of Hillman Place and Conditions and Easement as retained by Metropolitan Government.
* Subject to the Covenant, Condition, or Restriction, recorded as Instrument Number 20211019-0140051 in the official records of the Davidson County Register of Deeds.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ___ **unimproved** __X___ **improved** property known as: **303 Keeton Avenue, Nashville, TN 37138.**

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 22nd day of November, 2021.

Erin McDermott By Loy Carney, Attorney In Fact
Erin McDermott by Loy Carney, Her 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, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIN MCDERMOTT, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIN MCDERMOTT.

Witness my hand, at office, this 22ND day of November, 2021.

Notary Signature
My commission expires: 2-15-22

DIANE M. MARCH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/29/2021 (date of document).

Affiant Signature

11/29/2021
Date

State of TN

County of DAVIDSON

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

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025