THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211038098

Karen Johnson Davidson County
Batch# 766037 DEEDWARR
12/02/2021 11:04:58 AM 2 pgs
Fees: $13.00 Taxes: $2,242.20

20211202-0159725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $606,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2021.

Notary Public
My Commission Expires: _____

MARY WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-24-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Terry Harvego and Deborah Harvego 1410 47th Street Sacramento, CA 95819	New Owner	Tax Parcel ID No. 105 10 0M 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marie Lucille Guyer, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terrence Harvego and Deborah Harvego, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of 2016 Beech Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2016 Beech Townhomes, a Horizontal Property Regime, of record in Instrument Number 20150803-0076730, and as amendment recorded in Instrument No. 20170717-0071776, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Marie Lucile Guyer, unmarried, by Warranty Deed from DFS Group, LLC, a Tennessee limited liability company, in the Register's Office of Davidson County, Tennessee, dated January 03, 2018 and recorded on January 04, 2018. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waverly Place, as recorded in Plat Book 57, Page(s) 95.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150803-0076730, as amended in Instrument No. 20170717-0071776.

This is improved property located at 2016C Beech Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2021.

Marie Lucille Guyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marie Lucille Guyer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2021.

Notary Public
My Commission Expires: _____

