RECORDED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211138273

Karen Johnson Davidson County
Batch# 769763 DEEDWARR
12/08/2021 10:17:52 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20211208-0162702

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2021.

Notary Public
My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1122 Harmony Way LLC 1122 Harmony Way #12 Nashville TN 37207	New Owner	Tax Parcel ID No. 071-12-0E-012.00-CO

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, **Gerardo Hernandez, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1122 Harmony Way LLC, a Tennessee limited liability company** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Lyric at Cleveland Park, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Convenants, Conditions and Restrictions in Instrument NO. 20190729-0074247, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Gerardo Hernadez, Jr., married by Warranty deed from Cherokee Development Partners, LP, a Tennessee Limited Liability Company of record in Instrument No. 20210405-0043703 Register's Office for Davidson County, Tennessee, dated April 1, 2021 and recorded on April 5, 2021. (Value of consideration shown in aforementioned deed $549,900.00.) Being also known as 1122 Harmony Way #12 12 Nashville, Tennessee 37207.

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 for the year 2022, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190729-0074247, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restriction for Stormwater Facilities and Systems of record in Instrument Number 20190812-0080176, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast Cable Communications Management, LLC of record in Instrument Number 20200519-0051610, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1122 Harmony Way #12 Nashville TN 37207

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, this instrument is effective on this 6th day of December, 2021.

Gerardo Hernandez, Jr.

STATE OF California)
COUNTY OF Fresno)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerardo Hernandez, Jr., 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 6th day of December, 2021.

Melissa Cristel Gutierrez
Notary Public
My Commission Expires: September 20, 2023

