THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211239030** Karen Johnson Davidson County Batch# 791529 DEEDWARR 01/18/2022 10:24:21 AM 2 pgs Fees: $13.00 Taxes: $592.00 20220118-0006558	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 13th day of January, 2022. Notary Public My Commission Expires: ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Francisco Emmanuel Garcia Gonzales 621 Harpeth Trace Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143-02-0A-073.00

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, **Carl Rose and Phyllis Rose, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francisco Emmanuel Garcia Gonzales**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 73, RESUBDIVISION OF LOTS 73, 74, 75 OF HARPETH TRACE, PHASE III, as shown on plat of record in Book 6250, Page 941, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carl Rose and Phyllis Rose, husband and wife, by Warranty Deed from Peggy Lustig Kelly Estate and Peggy Lustig Declaration Trust, of record in Instrument No. 20061206-0151061, in the Register's Office of Davidson County, Tennessee, recorded on December 6, 2006.

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 RESUBDIVISION OF LOTS 73, 74, 75 OF HARPETH TRACE, PHASE III, as recorded in Book 6250, Page(s) 941.
Subject to the matters shown on the plat of record in Book 5200, Pages 751-753, in the Register's Office of Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions recorded in Book 5380, Page 357, Book 6274, Page 148, and Instrument No. 20200109-0003184, in the Register's Office of Davidson County, Tennessee.
Terms and provisions of By-Laws of Harpeth Trace Services Association recorded in Instrument No. 20200804-0085695, in the Register's Office of Davidson County, Tennessee.
Easement for Sanitary Sewer, recorded in Book 4889, Page 192, in the Register's Office of Davidson County, Tennessee.
Easement for Access and Water Main, recorded in Book 5099, Page 783, in the Register's Office of Davidson County, Tennessee.
Easement for Water Main, recorded in Book 5142, Page 690, and Book 5142, Page 694, in the Register's Office of Davidson County, Tennessee.
Easement for Sanitary Sewer, recorded in Book 5360, Page 320, in the Register's Office of Davidson County, Tennessee.
Easement for Sanitary Sewer, recorded in Book 5364, Page 882, in the Register's Office of Davidson County, Tennessee.

Easement for Overhead Line, recorded in Book 6407, Page 892, in the Register's Office of Davidson County, Tennessee.
Rights of others in and to the use of the common areas as shown on map recorded in Davidson County, Tennessee, and as contained in Covenants, Reservations, Easements, and Restrictions.

This is improved property located at Lot 73 - 625 Harpeth Trace Drive Nashville TN 37221

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 13th day of January, 2022.

Carl Rose

Phyllis Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl Rose and Phyllis Rose, 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 13th day of January, 2022.

Notary Public
My Commission Expires: _____

