Karen Johnson Davidson County
Batch# 796294 DEEDWARR
01/27/2022 12:03:51 PM 2 pgs
Fees: $13.00 Taxes: $1,779.70

20220127-0009961

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires on 6/15/2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$481,000.00**

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Matthew D. McEvoy** | New Owners | **156-05-0A-046.00-CO** |
| **1102 Smokewood Way** | | |
| **Nashville, TN 37221** | | |
| | | |

FOR AND IN 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, WE,

**Peter L. Velander, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Matthew D. McEvoy and Amy E. McEvoy, 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. 46 on the plan of Harpeth Village PUD, Section 2, Phase 1, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of Harpeth Village PUD, Section 2, Phase 1, a Horizontal Property Regime with Private Elements of record in Instrument No. 20090121-0005246 and amended in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**

**Being the same property conveyed to PETER VELANDER MAGDA VELANDER, HUSBAND AND WIFE, by deed from DANCO DEVELOPMENT, INC., of record in Instrument No. 20140801-0069219, dated July 25, 2014, said Register's Office. Being further conveyed to PETER L. VELANDER, by quitclaim deed from PETER VELANDER AND MAGDA VELANDER, HUSBAND AND WIFE, in Instrument No. 20180316-0025195, dated February 21, 2018, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1102 Smokewood Way, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 21st day of January, 2022.

Peter L. Velander

**Peter L. Velander**

Magda Velander

**Magda Velander**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Peter L. Velander and Magda Velander,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **January, 2022.**

**Notary Public**

**My Commission Expires:** 10-26-24

