Warranty Deed

Karen Johnson Davidson County Batch# 796509 DEEDWARR 01/28/2022 08:57:30 AM 3 pgs Fees: $18.00 Taxes: $2,349.50 20220128-0010238	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $635,000.00. Affiant Subscribed and sworn to before me, this the 18th day of January, 2022. Notary Public My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Robert Anderson Kara Lynn Anderson	New Owner(s)	086 10 0C 001.00
3746 Central Pike Unit 1		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ROBERT ANDERSON AND KARA LYNN ANDERSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 1, together with the appurtenant common elements, of 6Teen on Central Townhomes, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 6Teen on Central Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20180413-0035135, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on the site plan of 3746 Central Pike, a Horizontal Property Regime with Private Elements, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6Teen on Central Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being part of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Warranty Deed from Wilfer Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20160509-0045869, in the Register's Office for Davidson County, Tennessee, dated May 5, 2016 and recorded on May 9, 2016. Also see Affidavit of Scrivener's Error of record in Instrument No. 20190411-0033118, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3746 Central Pike Unit 1, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of January, 2022.

Guerrier Development, LLC,
a Tennessee Limited Liability Company

By: _____
DeLisa Guerrier, Member

By: _____
Elde Guerrier, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named DeLisa Guerrier, Member, and Elde Guerrier, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Guerrier Development, LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of January, 2022.

_____
Notary Public

My Commission Expires: 7/13/2024



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-18-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-18-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th **day of** January**, 2**022**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM