Karen Johnson Davidson County
Batch# 830828 DEEDWARR
03/30/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20220330-0036571

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $605,000.00. Affiant Subscribed and sworn to before me, this 18th day of March, 2022. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Marcus	SWBC MORTGAGE	**084-05-0B-051.00CO**
3406 Shelby Bottoms Bend	9311 SAN PEDRO AVE #100	
Nashville, TN 37206	SAN ANTONIO, TX 78216	

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,

Ruben Juarez, III, a married man

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

Matthew Marcus, unmarried man

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. 51 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160707-0069540, amended in Instrument No. 20161020-0110945, 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 Ruben Juarez, III, married, by Warranty Deed, from Stephanie Bird Drennen and John James Drennen, married, of record in Instrument No. 20190605-0053711, dated May 31, 2019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20160707-0069540, amended in Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee.
All matters of record in Book 161, Page 163, in the Register's Office for Davidson County, Tennessee.
All matters of record in Instrument No. 20160706-0069097 and Instrument No. 20170216-0016159, in the Register's Office for Davidson County, Tennessee.
Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20141205-0111597, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20170809-0081522 and Article of Correction in Instrument No. 20170818-0085273, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 3435, Page 46, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 3430, Page 142 and Book 4925, Page 655, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 4008, Page 188, Book 4008, Page 192 and Book

4008, Page 196, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Drainage Easement of record in Book 4007, Page 49 and Book 4007, Page 53, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20181029-0106559, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3406 Shelby Bottoms Bend, Nashville, TN 37206.

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 that 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 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 18th day of March, 2022.

Ruben Juarez III by A. Scott Hubbard Attorney in fact
Ruben Juarez, III by A. Scott Hubbard, his Attorney-In-Fact

*Megan L. Juarez, spouse of Ruben Juarez, III, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Megan L. Juarez III by A. Scott Hubbard Attorney in fact
Megan L. Juarez by A. Scott Hubbard, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument on behalf of Ruben Juarez, III and Megan L. Juarez, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Ruben Juarez, III and Megan L. Juarez, and is authorized by Ruben Juarez, III and Megan L. Juarez to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of March, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 22-118
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/23/2022 ____ (date of document).

Affiant Signature

03/23/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025