Karen Johnson Davidson County
Batch# 836250 DEEDWARR
04/08/2022 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20220408-0040759

5568

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022. Notary Public MY COMMISSION EXPIRES: 3/15/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sara Kate Harbarger 1511 57th Avenue North Nashville, TN 37209	Mortgage Research Center LLC dba Veterans United Home Loans PO Box 957 Columbia, MO 65205	091-06-0M-022.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **306 Werthan LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sara Kate Harbarger,**** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No, 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to 306 Werthan, LLC by Warranty Deed from Nathan Baugh, an unmarried man, dated 01/15/2021 and recorded 01/19/2021, of record in Instrument 202101190007672, Register's Office for Davidson County, Tennessee.

** Note to Register: Sara Kate Harbarger is also known as Sara Katherine Harbarger

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1511 57th Avenue North, Nashville, TN 37209

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 we do covenant with 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 the 29th day of March, 2022.

306 Werthan LLC

BY: _____
Tammy L. Irons, Member

BY: _____
Jeannie M. Rogers, Member

STATE OF ALABAMA
COUNTY OF Lauderdale

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tammy L. Irons and Jeannie M. Rogers, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Members of 306 Werthan LLC , the within named bargainor, a limited liability company, and that they as such Members being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Tammy L. Irons and Jeannie M. Rogers as such Members.

Witness my hand and official seal, this the 29 of March, 2022.

_____
Notary Public
My Commission Expires: 3/15/26

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 31 day of March, 2022.

Ernest D. Bennett, III 3/31/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 31 day of March, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023