Karen Johnson Davidson County
Batch# 850111 DEEDWARR
05/03/2022 01:36:10 PM 2 pgs
Fees: $13.00 Taxes: $2,131.20
20220503-0051387

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $576,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2022.

Notary Public

My commission expires: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~M-BM-22-6404~~

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kahla Van Gundy **Anton Van Gundy**	new owners	**155-08-0-A-054.00co**
6404 Sugar Maple Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gregath-Good Real Estate, LLC, a Tennessee limited liability company

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

Kahla Van Gundy and Anton Van Gunday, wife and husband

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 Lot No. 54 on the Plan of Poplar Creek Estates, Phase 1, a Planned Unit Development, of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregath-Good Real Estate, LLC, a Tennessee limited liability company by Deed dated October 4, 2021, from Catherine Hayward, a married woman of record in Instrument No. 20211005-0133665, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 6250, Page 647, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates, of record in Book 9472, Page 824, said Register's Office.**

3) **Charter of Poplar Creek Estates Homeowners' Association, Inc. of record in Book 7120, page 125, said Register's Office.**

4) **Sewer Easement to Harpeth Valley Utilities District, of record in Book 6613, page 533, said Register's Office.**

5) **StormWater Detention Agreement, of record in Book 6613, page 705, said Register's Office.**

6) **Access Easement, of record in Book 6634, page 652, said Register's Office.**

7) **Conveyance of common areas to Poplar Creek Estates Homeowners Association, of record in Instrument No. 20011017-0113305, said Register's Office.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 6404 Sugar Maple Lane, Nashville, TN 37204.

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 29th day of April, 2022.

Gregath-Good Real Estate, LLC, a Tennessee Limited liability company

BY: P. Michael Boyd, Authorized Agent
P. Michael Boyd, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **P. Michael Boyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Gregath-Good Real Estate, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **P. Michael Boyd,** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **29th** day of **April, 2022.**

My Commission Expires: 8/6/2023

Notary Public

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON