WARRANTY DEED

Karen Johnson Davidson County
Batch# 852645 DEEDWARR
05/09/2022 12:11:25 PM 2 pgs
Fees: $13.00 Taxes: $1,188.81
20220509-0052926

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Monterey Peninsula Ventures II, LLC	NEW OWNER	Map: 10804006600
(NAME) P.O. Box 7215	(NAME)	
(ADDRESS) Spreckels, CA 93962	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-ONE THOUSAND THREE HUNDRED AND NO/100 DOLLARS ($321,300.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DON DEROUSH AND WIFE, BURLETA DEROUSH,

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

MONTEREY PENINSULA VENTURES II, LLC,

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:

Being Lot No. 150, Section Two, on the Plan of Larchwood, as of record in Plat Book 5200, Pages 57 - 59, 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 Don DeRoush and wife, Burleta DeRoush, by deed from Gary K. Shipman and wife, Linda Shipman, of record in Book 10009, Page 260, dated March 29, 1996, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record inBook 5200, Pages 207-208,said Register's Office; (3) Easement for Water Main of record in Book 5626, Page 823 and Book 5728, Page 472, in the Register's Office for Davidson County, Tennessee; (4) Sanitary Sewer Easement of record in Book 5728, Page 449, Book 5728, Page 453, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer and/or Storm Drainage Easement of record in Book 5699, Page 230, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5479, Page 443, amended in Book 5681, Page 532, Book 5688, Page 696 and Book 6011, Page 130, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3120 Noble Valley Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 5th day of May, 2022.

Don DeRoush

Burleta DeRoush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don DeRoush and Burleta DeRoush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of May, 2022

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY