(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return TO
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

39-B
File #22-1247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger M. Aver and Aimee C. Aver, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Denise Carter and Spencer Carter, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B of the Homes at 610 Vester Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 610 Vester Avenue, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record as Instrument No. 20180515-0046168, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 610 Vester Avenue, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20180515-0046158, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Roger M. Aver and Aimee C. Aver, husband and wife by Quitclaim deed from Ponteuf Properties, LLC, a Tennessee limited liability Company of record in Instrument No. 20191023-0108724 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 23, 2019

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 608 Vester Avenue, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Denise Carter
610 Vester Avenue
Nashville, TN 37207

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
071-10-0D-002.00 CO

Karen Johnson Davidson County
Batch# 885495 DEEDWARR
07/07/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220707-0078567

WITNESS THE EXECUTION HEREOF this 27th day of June, 2022.

Roger M. Aver

Aimee C. Aver

State of Colorado
County of Boulder

On this 27th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roger M. Aver and Aimee C. Aver, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: September 23, 2024

ELENA ARIAS GALLARDO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164036450
MY COMMISSION EXPIRES SEPTEMBER 23, 2024

State of Tennessee
County of Rutherford

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 625,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of June, 2022.

Notary Public

My Commission Expires: 3/15/25

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **06/28/2022.**

Name: **Sheri Morgan**
Title: **President**
Date **07/07/2022**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **07/07/2022.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**