WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11784-DS

Warranty Deed

Karen Johnson Davidson County
Batch# 892597 DEEDWARR
07/22/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20220722-0084269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $699,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2022.

Notary Public

My commission expires: 5-7-2025

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cynthia E. Guerrero and Rose Ann Guerrero	New Owner(s)	052-09-0-169.00
2682 Miami Avenue		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN HARDEN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSE ANN GUERRERO AND CYNTHIA E. GUERRERO, MARRIED TO EACH OTHER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the 15th Council District of Nashville, Davidson County, Tennessee. Bounded on the North by the Southerly margin of Miami Avenue. Bounded on the East by the Miami Partners GP Property as of record in Instrument No. 20150924-0097240, Register's Office of Davidson County, Tennessee. Bounded on the South by the River Glen Homeowners Association Property as of record in Instrument No, 20041217-0150273, Register's Office of Davidson County, Tennessee. Bounded on the West by the Gregory Page Property as of record in Instrument No. 201401130-003171, Register's Office of Davidson County, Tennessee. And being more particularly described as follows:

Beginning at an iron pin set in the Southerly margin of Miami Avenue, said point being the Northeast corner of the Gregory Page Property as of record in Instrument No. 201401130-003171 Register's Office of Davidson County, Tennessee. And being the Northwest corner of the tract herein described; Thence with the Southerly margin of Miami Avenue and a curve to the right, said curve having a central angle of 4 degrees 25 minutes 13 seconds, a radius of 649.05 feet, a length of 50.07 feet and a chord bearing and distance of North 56 degrees 31 minutes 59 seconds East, 50.06 feet to an iron pin set. Thence, leaving said margin, a common line with the Miami Partners GP Property as of record in Instrument No. 20150924-0097240, Register's Office of Davidson County, Tennessee. South 34 degrees 12 minutes 13 seconds East, 117.87 feet to an iron pin found. Thence, a common line with the River Glen Homeowners Association Property as of record in Instrument No. 20041217-0150273, Register's Office of Davidson County, Tennessee, South 55 degrees 03 minutes 29 seconds West, 50.00 feet to an iron pin set. Thence, a common line with the Gregory Page Property as of record in Instrument No. 20140113-

0003171, Register's Office of Davidson County, Tennessee. North 34 degrees 12 minutes 13 seconds West, 119.16 feet to the Point of Beginning.

Being a portion of the same property conveyed to Nathan Harden and his wife, Jennifer Harden by Warranty Deed from Miami Partners GP, a Tennessee General Partnership of record in Instrument No. 20161005-0105481 Register's Office for Davidson County, Tennessee, dated September 22, 2016 and recorded on October 05, 2016.

Being a portion of the same property conveyed to Nathan Harden, unmarried by Quitclaim Deed from Jennifer Harden, unmarried of record in Instrument No. 20210308-0030320 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 08, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2682 Miami Avenue, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2022.

Nathan Harden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 21st day of July, 2022.

Notary Public

My Commission Expires: 7.7.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/21/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/21/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** July, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM