Karen Johnson Davidson County
Batch# 898644 DEEDWARR
08/04/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220804-0088748

WARRANTY DEED

ANDREA LEIGH STEINMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Y-CRE-22-2117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Rebecca E. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2022.

Andrea Steinman
Notary Public

MY COMMISSION EXPIRES: 01/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Austin Johnson	JAMES AUSTIN JOHNSON	
(NAME) 2117 N Ashford Ct	(NAME) 2117 N ASHFORD CT	108-12-0B-054.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANA BELL, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES AUSTIN JOHNSON, A MARRIED MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 128 on the Plan of Phase 1-A, Section Two Harborview of record in Plat Book 6900, Page (s) 756 through 758, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diana Bell, an unmarried woman by Warranty deed from Carol Lyons, married of record in Instrument No. 20200925-0110749 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 25, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 756 through 758, inclusive, as amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, and further amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.
- By-Laws of Harborview at Cheswicke Homeowners Association of record in Book 7471, Page 62, in the Register's Office for Davidson County, Tennessee.
- Charter of Harborview at Cheswicke Homeowners Association of record in Book 7522, Page 339, as amended in Book 8263, Page 554, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to Harborview of Cheswicke Homeowners Association of record in Book 8297, Page 376 and Book 9108, page 73, in the Register's Office for Davidson County, Tennessee.
- Harborview at Cheswicke Association, Inc., Rules and Regulations of record in Instrument Number 20160523-0050983, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, page 84, Book 6147, page 886, and Book 6147, page 893, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 and referred to in deed, of record in Book 5658, page 984, Registers Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7390, Page 270, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8068, Page 723, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2117 N Ashford Ct, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th DAY OF JULY, 2022.

Diana Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of July, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 July 28, 2022.

Affiant Signature

Date: July 28, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this July 28, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

