Karen Johnson Davidson County
Batch# 900220 DEEDWARR
08/08/2022 10:06:41 AM 3 pgs
Fees: $18.00 Taxes: $5,420.50
20220808-0089820

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 5 day of August , A.D., 2022 , by and between

Bryan C. Pape and Rachel R. Pape, husband and wife

First Parties, and

Anthony M. Mayr and Amanda Nicole Mayr, husband and wife,
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at 845 & 847 Clayton Avenue, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 845 & 847 Clayton Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160526-0053159, Register's Office for Davidson County Tennessee, to which reference is herby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, condition and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes at 845 & 847 Clayton Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160526-0053159 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein.

Being the same property conveyed to Bryan C. Pape and Rachel R. Pape, husband and wife by Deed dated _____ from Bryan C. Pape and Rachel R. Pape, Trustees or their successor trustee(s), under The Pape Family Trust, Dated March 11, 2020 recorded 8-8-22, in Instrument Number 20220808-0089820 in the Official Records of Davidson County, Tennessee.

OWNER:
Anthony M. Mayr and Amanda Nicole Mayr
845 Clayton Ave
Nashville TN 37204

RESPONSIBLE TAXPAYER:
NEW OWNERS

CLT # 118-05-0R-001-00

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Bryan C. Pape
Bryan C. Pape

× Rachel R. Pape
Rachel R. Pape

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Bryan C. Pape, 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, at office, this 6th day of May, 2022.

✓ Joseph Young Kim
Notary Public

My Commission Expires:✓ My Commission Expires July 20, 2024

JOSEPH YOUNG KIM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

✓STATE OF Tennessee

✓COUNTY OF Davidson

husband and wifePersonally appeared before me, Rachel R. Pape, 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, at office, this 6th day of May, 2022.

✓ Joseph Young Kim
Notary Public

My Commission Expires:✓ My Commission Expires July 20, 2024

JOSEPH YOUNG KIM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 1,105,000.00.

Affiant

STATE OF Tennessee COUNTY OF Williamson

Subscribed and sworn before me this the 5 day of August, 2022.

Signature of Notary Public

Notary Seal

Kayla Tabor

Printed Name of Notary

4/13/24

Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY