WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 908965 DEEDWARR
08/26/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220826-0096673

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Garfield and Joan Garfield	NEW OWNER	
(NAME)	(NAME)	
6666 Brookmont Terrace #707		129-14-0A-072.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **UNITED VETERANS CONSTRUCTION, INC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT GARFIELD AND JOAN GARFIELD, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 707 on the Plan of Wessex Towers Condominiums, according to the Master Deed of record in Plat Book 5414, Page 634, amended in Book 5599, Page 39, Book 5792, Page 982 and further amended in Book 6478, Page 742, in the Register's Office for Davidson County, Tennessee, and the Plan of record in Book 5200, Pages 142 and 143, 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 United Veterans Construction Inc. by Warranty Deed from Christi Marie Spain Executrix of the Estate of John Maurice Miller, Sr., a/k/a Jack M. Miller, MD and Trustee of The Miller Family Testamentary Trust of record in Instrument No. 20210826-0115505 Register's Office for Davidson County, Tennessee, dated August 24, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6666 Brookmont Terrace #707, Nashville, TN 37205
(House Number) (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 my hand this 24th day of August, 2022

UNITED VETERANS CONSTRUCTION, INC

BY: _____

WAHEED GUIRGUIS, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Waheed Guirguis, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of United Veterans Construction, Inc, the within named bargainor, and that he as such President of United Veterans Construction, Inc, executed the foregoing instrument for the purpose therein contained by personally signing as President.

Witness my hand and official seal this 24 day of August, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

_____

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 26, 2022.

J. Carlton Drumwright

August 26, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 26, 2022.

Notary

My Commission Expires: 12/18/22

