WARRANTY DEED

Karen Johnson Davidson County
Batch# 912691 DEEDWARR
09/06/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20220906-0099733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF SEPTEMBER, 2022.

_____
Notary Public

MY COMMISSION EXPIRES: 5-21-25
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0516

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Ferrell Lowe	SAME	Map: 172100E00500CO
(NAME) 637 Henry Lane	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($715,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARY CHIERICO, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN FERRELL LOWE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 5, on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 2, of record in Plat at Instrument No. 20191121-0120461, 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 Gary Chierico, a single man, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200811-0089354, dated August 10, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20191121-0120461, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 20190605-0053956, in the Register's Office for Davidson County, Tennessee; (4) Sanitary Sewer Easement of record in Book 11718, Page 91, in the Register's Office for Davidson County, Tennessee; (5) Restriction for Storm Water Facilities and Systems of record in Instrument No. 20170612-0058592, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20190612-0056569, and supplemented in Instrument No. 20200219-0018632, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 637 Henry Lane, Nashville, TN 37211
(House No.) (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 our hands this 1st day of September, 2022.

Gary Chierico

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 1st day of September, 2022.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 September 1, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2nd day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

