Karen Johnson Davidson County
Batch# 918215 DEEDWARR
09/19/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220919-0103864

WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DM-FC-22-2265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(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)
Scott Tunnell and Christine Tunnell	Ascend Federal Credit Union	
(NAME)	(NAME)	141 03 0C 034.00
2265 Belle Creek Way	520 Airpark Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tullahoma TN 37388	
(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, **ANDREW KERLEY AND CAILEY KERLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT TUNNELL AND CHRISTINE TUNNELL, HUSBAND AND WIFE,** 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 Unit No. 34 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, amended in Instrument No. 20190130-0009015, Scrivener's Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Andrew Kerley and Cailey Kerley, husband and wife, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190328-0028254, in the Register's Office of Davidson County, Tennessee, dated March 28, 2019 and recorded on March 28, 2019.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat, Harpeth Springs, as recorded in Plat Book 6900, Page(s) 421 .
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth Springs, as recorded in Instrument No. 20031105-0162146.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth Springs, Replat of Lot 2, as recorded in Instrument No. 20180302-0019848.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180326-0028123, amended in Instrument No. 20180417-0036143 and Instrument No. 20190130-0009015 and Scrivener's Affidavit in Instrument No. 20190325-0026836.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170922-0097599.
- Covenants, Conditions and Restrictions as set forth in Declaration of Drainage Easement and Storm Water Pond Maintenance Agreement recorded in Instrument No. 20171227-0131366.
- Easement for Sewer Line, recorded in Book 7601, Page 409.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030428-0056453.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2265 Belle Creek Way, Nashville, Tennessee 37221**.

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 15 DAY OF SEPTEMBER, 2022.

Andrew Kerley

Cailey Kerley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW KERLEY, 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 15th of September, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAILEY KERLEY, 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 15th of September, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Patricia Nicker 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 09-15-2022 (date of document).

Affiant Signature

09-15-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

Brad Krivensky
State of Tennessee Notary Public
Williamson County