Karen Johnson Davidson County
Batch# 922441 DEEDWARR
09/28/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20220928-0107182

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1351

WARRANTY DEED

37322

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan Harber and Samantha Harber, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Cherwak, II and wife, Jade Cherwak**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 507 of Homes at 505 and 507 Woodhurst, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 505 and 507 Woodhurst, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200219-0018434, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 505 and 507 Woodhurst, a Horizontal Property Regime with Private Element, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200219-0018434, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to White Pines Building Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Janet T. Bell, Married, of record in Instrument No. 20191029-0110655, Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 29, 2019.

Being the same property conveyed to Nathan Harber and Samantha Harber by Warranty Deed from White Pines Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20200910-0103036 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 10, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 507 Woodhurst Drive, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
George Cherwak, II **507 Woodhurst Drive** **Nashville, TN 37220**	Eustis Mortgage 147 Raymond Hirsch Pkwy, Suite A White House, TN 37188	**161-05-0D-002.00**

WITNESS THE EXECUTION HEREOF this 27th day of September, 2022.

Nathan Harber

Samantha Harber

State of Tennessee)
County of Davidson)

On this 27th day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nathan Harber and Samantha Harber, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,250,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of September, 2022.

Notary Public

My Commission Expires:

KELLY E. COL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 9/27/22

GEORGE E. MUDTER, JR.
Dated 9/27/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 9/27/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

