WARRANTY DEED

Karen Johnson Davidson County
Batch# 929286 DEEDWARR
10/13/2022 10:44:35 AM 2 pgs
Fees: $13.00 Taxes: $3,085.80

20221013-0112293

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

JM-KW-22-2660-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $834,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Townley White and Mack Garrett Goldberg	**Gardner Financial Services LTD, dba Legacy Mutual Mortgage**	
(NAME) **2660 A Barclay Dr**	(NAME) **3503 Paesanos Parkway**	**083-16-0C-001.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **San Antonio, TX 78231**	
(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, **MICHAEL QUINTANILLA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOWNLEY WHITE AND MACK GARRETT GOLDBERG, WIFE AND HUSBAND,** 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 A, Homes at 2660 Barclay ,as shown on plat of record in Plat Book 3106, Page 88, on "Exhibit B"' of the Declaration of Covenants, Conditions and Restrictions for Homes at Barclay a Horizontal Property Regime and with Private Elements, as shown of record at Instrument Number 20200529-055645; in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Quintanilla by Warranty deed from Burkett Homes, Inc., a Tennessee Corporation of record in Instrument No. 20211028-0145122 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on October 28, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 3106, Page 88, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200529-0055645, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180425-0039117 and 20190417-0035249, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3345, Page 344, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200625-0068857, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2660 A Barclay Dr, Nashville, Tennessee 37206**.

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 10th DAY OF OCTOBER, 2022.

Michael Quintanilla

Elizabeta Makarian

Elizabeta Makarian, spouse of Michael Quintanilla, hereby joins in this conveyance and does transfer and convey any and all marital interest Elizabeta Makarian may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL QUINTANILLA, 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 10th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETA MAKARIAN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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