WARRANTY DEED

Karen Johnson Davidson County
Batch# 938016 DEEDWARR
11/04/2022 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20221104-0119153

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00**.

Toby L. West
Affiant

Subscribed and sworn to before me this the 4 day of November, 2022.

Notary Public

My commission expires: 3-5-23
{AFFIX SEAL}

KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Toby L. West	**OWNER**	**Map 142-07-0-I Parcel 017.00co**
521 Harpeth Park Drive	SAME	
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Henris and Catherine Henris, husband and wife

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

Toby L. West

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. 521, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, Page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, Page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, Page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Henris and Catherine Henris, husband and wife, by Deed dated April 21, 2017 from 7301 Highway 70, LLC, a Tennessee limited liability company, of record in Instrument No. 20170425-0040348, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out as Exhibit "B" to the First Amendment to the Declarations of Protective Covenants, Conditions and Restrictions of Harpeth Park Townhomes, as shown in Instrument No. 20150615-0056309, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Protective Covenants, Conditions and Restrictions and By-Laws of Harpeth Park Townhomes, of record in Instrument No. 20150430-0038713, amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee. 3) Grant of Easement of record in Instrument No. 20060129-0009673, said Register's Office. 4) Easement for Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20150421-0035335, said Register's Office. 5) Easement Agreement establishing an appurtenant easement of record in Book 6483, Page 907, said Register's Office. 6) Easement for public utilities grated to Harpeth Valley Utilities District of record in Book 10791, Page 725, said Register's Office. 7) Subject to all matters on the Plan of record in Plat Book 5190, Page 195, amended in Book 6501, Page 474, and Plan of record in Plat Book 8250, Page 929, said Register's Office. 8) Grant of Easement between Comcast Nashville I, LLC and 7301 Highway 70 South, LLC of record in Instrument No. 20160129-0008673, said Register's Office. 9) Subject to rights of others in and to the common areas and elements. 10) Taxes for the current year prorated and paid by the Grantor.

This is improved (__X_) Unimproved (____) property. known as **521 Harpeth Park Drive, 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 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/our hand(s) this 25 day of OCTOBER, 2022.

William Henris

Catherine Henris

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Personally appeared before me, a Notary Public of said County and State, **William Henris and Catherine Henris,** the within named seller, 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 at FOLEY (city), Alabama, this 25 day of OCTOBER, 2022.

Notary Public

My Commission Expires: 01/07/2023

CLARIZA RAWLS COMM EXP (seal) NOTARY PUBLIC JANUARY 07, 2023 ALABAMA STATE AT LARGE

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 11-4-22. (Date of Document)

Affiant Signature

Date: 11-4-22

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 4 day of Nov., 2022

KRISTIN L BROWN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Notary Public

My Commission Expires: