Karen Johnson Davidson County
Batch# 968199 DEEDWARR
02/06/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20230206-0008637

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Skylar Hartman Cody Hartman	New Owner(s)	090124P00200CO
621 B Westboro Drive	621 B WESTBORO DR.	
Nashville, TN 37209	NASHVILLE TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FINCA DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SKYLAR HARTMAN, AN UNMARRIED MAN, AND CODY HARTMAN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B on the Plan of Homes at 621 Westboro Drive, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restrictions for Homes at 621 Westboro Drive, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20221021-0114696, 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 a portion of the same property conveyed to Kimberly Goheen by Special Warranty deed from Fannie Mae AKA Federal National Mortgage Association of record in Instrument No. 20101115-0091373 Register's Office for Davidson County, Tennessee, dated November 11, 2010 and recorded on November 15, 2010.

Being a portion of the same property conveyed to Kimberly Goheen by Quitclaim deed from John Michael Goheen, Jr. of record in Instrument No. 20170131-0009958 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 31, 2017.

Being a portion of the same property conveyed to Finca Development, LLC, a Tennessee limited liability company by Warranty deed from Kimberly Goheen, a single woman of record in Instrument No. 20220720-0082921 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 20, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 621 B Westboro Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of February, 2023.

Finca Developments LLC, a Tennessee Limited Liability Company

By: _____
Matthew Marcus, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Marcus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Finca Developments LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2023.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 3, 2023**.

Date

Affiant Signature

February 6, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner