Karen Johnson Davidson County
Batch# 969529 DEEDWARR
02/10/2023 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230210-0010005

Send Tax Statements To:
1335 N. Lynnbrook Drive
Arlington, VA 22201

This Instrument Prepared By/Return To:

JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Clark Griswald Real Estate, LLC
1335 N. Lynnbrook Drive
Arlington, VA 22201

From Information Furnished By
The Parties

37492

Map and Parcel: 141060D08700CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOSHUA GUNTER AKA JOSH GUNTER AND MADISON SIMMONS-HUTCHINS NKA MADISON GUNTER, HUSBAND AND WIFE,** has this day bargained and sold and does hereby transfer and convey unto, **CLARK GRISWALD REAL ESTATE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY,** their heirs and assigns, forever, that certain parcel of real estate located Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Unit No. 87, on the plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20030213-0019999, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Joshua Gunter and Madison Simmons-Hutchins, Husband and Wife, by deed from Jennifer Lynn Roman, Unmarried Woman, dated August 17, 2021, appearing of record in Instrument No. 20210826-0115345, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20030205-0016032, and amended of record in Instrument No. 20050520-0056889; Homeowner's Association Charter of record in Instrument No. 20030218-0020986; Quitclaim Deed for Common Area of record in Instrument No. 20030303-0027398; Right-of-Way Easement to Railroad of record in Book No. 1298, page 244; Boundary Plat of record in Instrument No. 20020709-0082561; Agreement for Dedication of Public Utilities Easement of record in Book 7601, page 415; Stormwater Detention Agreement of record in Instrument No. 20021217-0155374; By-Laws of record in Instrument No. 20030218-0020987; and to any and all matters shown on said plat and survey of record in Instrument No. 20030213-0019999; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This is improved property known as 3297 Harpeth Springs Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CLARK GRISWALD REAL ESTATE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of February, 2023.

Joshua Gunter

Madison Gunter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Joshua Gunter aka Josh Gunter and Madison Simmons-Hutchins nka Madison Gunter, Husband and Wife, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 10th day of February, 2023.

NOTARY PUBLIC
My Commission Expires: 8.19.24

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 10th day of February, 2023.

NOTARY PUBLIC
My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 2/10/23

GEORGE E. MUDTER, JR.
Dated 2/10/23

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 2/10/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

