Karen Johnson Davidson County
Batch# 1027160 DEEDWARR
07/18/2023 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20230718-0055044

Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-1682

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of July, 2023

Notary Public

Commission Expires: 9/8/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Romany Gayed and Youstina Aiyad 441 Rockwood Drive Nashville, TN 37076	NewRez LLC 1100 Virgina Drive Suite 125 Fort Washington, PA 19034	086-12-0-016.00

WARRANTY DEED

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

HarborView Capital Holdings LLC, a South Carolina Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Romany Gayed and Youstina Aiyad, a married couple

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 Lot No. 13 on the Plan of Section Three Hermitage Woods of record in Plat Book 5050, Page (s) 109 and 110, 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 the same property conveyed to George McKinley Howard and spouse Troy Dunbar by Warranty deed from CNK, LLC of record in Instrument No. 20190325-0026615 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 25, 2019. (Value of consideration shown in aforementioned deed $209,000.00.)

Being the same property conveyed to HarborView Capital Holdings LLC, a South Carolina Limited Liability Company by Warranty deed from George McKinley Howard, unmarried and Troy Dunbar, unmarried of record in Instrument No. 20220714-0081048 Register's Office for Davidson County, Tennessee, dated July 11, 2022 and recorded on July 14, 2022. (Value of consideration shown in aforementioned deed $300,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 441 Rockwood Drive, Nashville, TN 37076

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 30 day of June, 2023.

HarborView Capital Holdings LLC, a South Carolina Limited Liability Company

By: _____
Mark W. Weeks, Authorized Signor

STATE OF South Carolina

COUNTY OF Charleston

Before me, Kimberly Miller **of the state and county mentioned, personally appeared Mark W. Weeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor for HarborView Capital Holdings LLC, a South Carolina Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Mark W. Weeks as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.**

Witness my hand and seal, at office, this 30 **day of** June, **2023.**

_____
Notary Signature
My commission expires:_____

KIMBERLY MILLER NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 08/02/2032

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 30, 2023.

J. Carlton Drumwright

June 30, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 30, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY