Karen Johnson Davidson County
Batch# 1032824 DEEDWARR
08/01/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230801-0059083

37770

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745194**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

WARRANTY DEED

Address New Owner: Kara Marie Apel and Robert William Smith, IV 2745 Gossett Trail Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-03-0C-049.00 CO

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, **Haley Brooke Maguire, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kara Marie Apel, a single woman, and Robert William Smith, IV, a single man, as joint tenants with rights of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 49 on the plan of Harpeth Springs Village, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of Harpeth Springs, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180326-0028123, amended in Instrument No. 20180417-0036143 and corrected by Affidavit of record in Instrument No. 20190325-0026836, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to HALEY BROOKE MAGUIRE, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200116-0005876, dated January 15, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 141-03-0C-049.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180326-0028123, amended in Instrument No. 20180417-0036143 and corrected in Instrument No. 20190325-0026836, said Register's Office. Declaration of Drainage Easement and Storm Water Pond Maintenance Agreement in Instrument No. 20171227-0131366, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030428-0056453, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20180302-0019848, said Register's Office.

This is improved property located at 2745 Gossett Trail Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2023.

Haley Brooke Maguire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Haley Brooke Maguire, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2023.

Notary Public

My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/31/23 (date of document).

Affiant Signature

7/31/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY