Karen Johnson Davidson County
Batch# 1101864 DEEDWARR
02/16/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,355.05
WA 20240216-0010919

OF TENNESSEE
TY OF DAVIDSON

CTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER,
IIS TRANSFER IS $636,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-PA-2016C-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Wesley Spears and Olivia Spears	**New Owner**	
(NAME)	(NAME)	**105 10 0M 003.00**
2016 C Beech Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRENCE HARVEGO AND DEBORAH HARVEGO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS WESLEY SPEARS, A MARRIED MAN AND OLIVIA SPEARS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of 2016 BEECH TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2016 BEECH TOWNHOMES, a Horizontal Property Regime, of record in Instrument Number 20150803-0076730, and as amendment recorded in Instrument No. 20170717-0071776, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Terrence Harvego and Deborah Harvego, husband and wife, by Warranty Deed from Marie Lucille Guyer, married, of record in Instrument No. 20211202-0159725, in the Register's Office of Davidson County, Tennessee, dated November 30, 2021 and recorded on December 02, 2021.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and beyond, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150803-0076730, as amended in Instrument No. 20170717-0071776.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2016 C Beech Avenue, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th day of February, 2024.

Terrence Harvego

Deborah Harvego

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of February, 2024, before me personally appeared Terrence Harvego, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of February, 2024.

Cynthia H Loflin

Notary Signature
My commission expires: 11/24/24

CYNTHIA H LOFLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2024

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of February, 2024, before me personally appeared Deborah Harvego, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of February, 2024.

Cynthia H Loflin

Notary Signature
My commission expires: 11/24/24

CYNTHIA H LOFLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 14 day of February, 2024.

Affiant Signature

Date 2/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

