Karen Johnson Davidson County
Batch# 1120740 DEEDWARR
04/09/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20240409-0025103

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

File #24-PA-0065-404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Tyler Bennett	First Colony Mortgage Corporation	
(NAME)	(NAME)	
51 West Center Street	508 West 800 North	093 11 0H 031.00
(ADDRESS)	(ADDRESS)	
Orem, UT 84057	Orem, UT 84057	
(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 **TYLER BENNETT, A MARRIED MAN** 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. 404 of MUSE, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing MUSE, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592, as amended in Instrument No. 20211001-0132086, 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 Muse Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20211216-0166429, in the Register's Office of Davidson County, Tennessee, dated December 15, 2021 and recorded on December 16, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE LINDSLEY PROPERTY, as recorded in Plat Book 21, Page 25.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 19, AND A PORTION OF LOTS 18, 20, AND 21 ON THE MAP OF LINDSLEY PROPERTY, as recorded in Plat Book 5210, Page 360.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008592 and Instrument No. 20211001-0132086.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in

Instrument No. 20200414-0038843.
*Easement for Right of Way, recorded in Instrument No. 20210802-0103594.
*Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20200127-0009426.
*Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983.

*Facade Guidelines recorded in Book 7631, Page 606.

*Ordinance No. 097-755 recorded in Book 10512, Page 464, Ordinance No. 097-754 recorded in Book 10512, Page 477, Ordinance No. BL2013-377 recorded in Instrument No. 20130903-0092714 and Ordinance No. BL2005-875 recorded in Instrument No. 20130903-0092716.

*Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **65 Lindsley Avenue, Unit 404, Nashville, TN 37210**

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 ~~3rd~~ 2nd day of April, 2024.

Terrence Harvego

Deborah Harvego

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this ~~3rd~~ 2nd day of April, 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 ~~3rd~~ 2nd day of April, 2024.

Notary Signature
My commission expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this ~~3rd~~ 2nd day of April, 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 ~~3rd~~ 2nd day of April, 2024.

Notary Signature
My commission expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

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

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 2, 2024** (date of document).

Affiant Signature

April 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25