Karen Johnson Davidson County
Batch# 1125409 DEEDWARR
04/22/2024 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20240422-0028515

38104

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347200**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Emory William Attig and Betsy Keithley Attig 497 Broadwell Drive Unit A Nashville TN 37220	Send Tax Bills To: Advancial Federal Credit Union 10000 N. Central Expy, Ste 1400 Dallas, TX 75231	Tax Information: Tax Parcel ID No. 160 08 0E 001.00

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, **Samantha Lamere Gutter and James Marcel Gutter, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emory William Attig and Betsy Keithley Attig, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 497 BROADWELL DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at HOMES AT 497 BROADWELL DRIVE, a Horizontal Property Regime, of record in Instrument No. 20200122-0007859, 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 Samantha Lamere Gutter and James Marcel Gutter, wife and husband, by Warranty Deed from C&J Builders, LLC, of record in Instrument No. 20210518-0066863, in the Register's Office of Davidson County, Tennessee, dated May 07, 2021 and recorded on May 18, 2021.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTVIEW HILLS, as recorded in Plat Book 3300, Page 43 and 44.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200122-0007859.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3345, Page 205.

This is improved property located at 497 Broadwell Drive Unit A Nashville TN 37220

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 18th day of April, 2024.

Samantha Lamere Gutter

James Marcel Gutter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samantha Lamere Gutter and James Marcel Gutter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2024.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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 4/18/24 (date of document).

Affiant Signature

4/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY