WARRANTY DEED

File #2024040916

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-22491-RR

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Starvi Papa and Milena Jani	New Owner	108-12-0B-247.00-CO
(NAME)	(NAME)	
4616 Thornberry Hill Ct. NE		
(ADDRESS)	(ADDRESS)	
Grand Rapids MI 49525		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Roger D Clary Sr., a married man and Antonio Velasquez Gomez, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Milena Jani and Starvi Papa, a wife and husband,** 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. 42 on the Plan of Final Plat, Section Two, Harborview - Final Phase, a Planned Unit Development, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Antonio Velasquez Gomez, a Married Man and Roger D. Clary, Sr., a Married Man, by Warranty Deed from Daniel S. Murphy and Lindsay Murphy, Husband and Wife, of record in Instrument No. 20230802-0059777, in the Register's Office of Davidson County, Tennessee, dated July 27, 2023 and recorded on August 02, 2023.

Being the same property conveyed to Daniel S. Murphy, a single man, by Warranty Deed from William Windhorst, unmarried, of record in Instrument No. 20111014-0080039, in the Register's Office of Davidson County, Tennessee, dated September 29, 2011 and recorded on October 14, 2011.

This conveyance is subject to: 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 Section Two, Harborview – Final Phase, a Planned Unit Development, as recorded in Plat Book 9700, Page(s) 708.; Declaration of Covenants, Conditions and Restrictions recorded in Book 10125, Page 494, as amended in Book 10344, Page 233 and Book 10386, Page 334; with Declaration of Annexation recorded in Instrument No. 199912150303474.; Storm Water Detention Agreement as set forth in instrument recorded in Book 7390, Page 270 and Book 10937, Page 376.; Deed of Conveyance recorded in Book 5807, Page 381; Book 6147, Page 886 and Book 6147, Page 893.

This is neither the principal residence of Roger D Clary Sr., nor his spouse, nor any dependents

Johnatha Lynn Valesquez, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, in subject property

unimproved ☐
This is improved ☒ property, known as **3424 Harbor Hill Place, Nashville,TN,37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Karen Johnson Davidson County
Batch# 1126565 DEEDWARR
04/24/2024 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,342.36
20240424-0029440

Witness our hands this 19th day of April, 2024.

Roger D Clary Sr.

Antonio Velasquez Gomez

STATE OF ~~TENNESSEE~~ KY
COUNTY OF ~~RUTHERFORD~~ Daviess

Before me, the undersigned Notary Public, personally appeared **Roger D Clary Sr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 18th day of April, 2024.

Commission expires:

BOBBIE JEAN CROWE
Notary Public
Commonwealth of Kentucky
Commission Number KYNP53654
My Commission Expires Jun 17, 2026

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared **Antonio Velasquez Gomez and** _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 19th day of April, 2024.

Commission expires:

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Witness our hands this 19th day of April, 2024.

Roger D Clary Sr.

Antonio Velasquez

Antonio Velasquez Gomez

Johnatha Velasquez

Johnatha Lynn Velasquez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared **Roger D Clary Sr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 19th day of April, 2024.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared **Antonio Velasquez Gomez and Johnatha Lynn Velasquez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 19th day of April, 2024.

Commission expires:

6/22/26

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 4/18/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/23/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

