Karen Johnson Davidson County
Batch# 1170544 DEEDWARRSP
08/16/2024 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $22,940.00
20240816-0062877

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,200,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2024. Notary Public MY COMMISSION EXPIRES: 8/10/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Clayton Magouyrk 3908 Harding Pl Nashville, TN 37215	Clayton Magouyrk 3908 Harding Pl Nashville, TN 37215	130-07-0-C-001.00CO and 130-07-0-155.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Harding Place Investments, LLC, a Tennessee limited liability company (f/k/a Harding Place, LLC)**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Clayton Magouyrk and Katia Capprelli, husband and wife**, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1 - 3908 Harding Place:

Land in Davidson County, Tennessee, being Unit No. 3908, on the plan of 3906-3908 HARDING TOWNHOMES (formerly 3910 Harding Townhomes), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220112-0003861, as amended in Instrument No. 20230612-0044610, as corrected in Instrument No. 20240530-0040134 , Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Harding Place, LLC, n/k/a Harding Place Investments, LLC, a Tennessee limited liability company by Warranty Deed dated 10/26/2020 from Howard Leon Harlan, III and Kathryn Kersey Harlan, Co-Trustees of the Harlan Family Trust, dated November 26, 2019, of record in Instrument No. 20201029-0126105, Register's Office for Davidson County, Tennessee.

TRACT 2 - 3910 Harding Place:

Land in Davidson County, Tennessee, being Lot No. 17, on the final plat of Sharber's Harding Place Subdivision, not of record, and described according to a survey made by W. S. Southgate, Surveyor, as follows:

Beginning at a point in the northerly margin of Harding Place at the common comer of Lot Nos. 17 and 18; thence with the line between said lots, northerly 350 feet to a point, the common comer of Lot Nos. 17, 18, 19 and 20; thence with the line between said Lot Nos. 17 and 20, easterly 100 feet to a point, the common comer of Lot Nos. 16, 17, 20 and 21; thence with the line between said Lot Nos. 16 and 17, southerly 350 feet to a point in the northerly margin of Harding Place, thence with the margin of the same westerly 100 feet to the point of beginning.

Being the same property conveyed to Harding Place, LLC, n/k/a Harding Place Investments, LLC, a Tennessee limited liability company by Warranty Deed dated 10/26/2020 from Howard Leon Harlan, III,

Trustee of the Suzanne Harlan 2001 Trust, dated March 6, 2001, of record in Instrument No. 20201030-0126393, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions and Restrictions for 3906-3908 HARDING TOWNHOMES of record in Instrument No. 20220112-0003861, as amended in Instrument No. 20230612-0044610, as corrected in Instrument No. 20240530-0040134, Register's Office for Davidson County, Tennessee. (3906-3908 Harding Place)
Easements for water mains and water rights in Book 756, Page 509, and Book 944, Page 578, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5185, Page 633, Register's Office for Davidson County, Tennessee. (3910 Harding Place)
Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20220316-0030756 and Instrument No. 20231128-0091893, Register's Office for Davidson County, Tennessee. (3906-3908 Harding Place)
Shared Sewer Letter of Responsibility and Agreement of record in Instrument No. 20230130-0006871, Register's Office for Davidson County, Tennessee. (3906-3908 Harding Place)

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as 3908 Harding Place and 3910 Harding Place, Nashville, TN 37215.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 15 day of August, 2024.

Harding Place Investments, LLC, a Tennessee limited liability company

BY: Richland Building Partners, LLC, a Tennessee limited liability company, Authorized Member

BY: _____
Christopher Barnhizer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Christopher Barnhizer, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Richland Building Partners LLC, the Authorized Member (or other officer authorized to execute the instrument) of Harding Place, Investments, LLC, a Tennessee limited liability the within named bargainor, a Tennessee limited liability company, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 15 day of August, 2024.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 8/10/25

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR. WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC:
121 1st Avenue South, Suite 200, Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 15 day of August, 2024.

K. Thomas Sidwell
Date: 08/15/2024

STATE OF TN

COUNTY OF Williamson

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

Notary Public
My Commission Expires: 1-21-26

