WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Robert Howard and Diane Howard	LoanDepot.com, LLC	104-09-0K-201.00
(NAME)	(NAME)	
3818 W End Avenue, Unit 201	6561 Irvine Center Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Irvine, CA 92618	
(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 considerations, the receipt of which is hereby acknowledged, I/we Michael T Nettles and wire, Arie L Nettles, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Gary Robert Howard and Diane Howard, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Unit 201, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by Instrument of record in Book 7902, page 113, Instrument No. 20021231-0162451, Instrument No. 20030113-0005471, Instrument No. 20231221-0098615, and Instrument No. 20231221-0098616, Davidson Register's office together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed as amended.

Being the same property conveyed to Michael T. Nettles and wife, Arie L. Nettles by Warranty Deed from Holland Ashely Conner, dated 08/27/2001, of record in Instrument No. 20010831-0094718, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3818 W End Avenue, Unit 201, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson
Batch # 1171664
08/19/2024 10:31:39 AM
Fees: $13.00 Taxes: $2,368.00

Davidson County
DEEDWARR
2 pgs



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-3818-201

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), his/her/their 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), his/her/their 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.

Effective the 30th day of July, 2024.

Michael T Nettles

Arie L Nettles

State of Tennessee
County of ~~Sumner~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T Nettles and Arie L Nettles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2024.

Theresa L Smith

Notary Public:
My Commission Expires: 9-7-26

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075