Karen Johnson Davidson County
Batch# 1263400 DEEDWARR
04/23/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.47
20250423-0031146

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $383,100.00-.

Affiant

Subscribed and sworn to before me this the 21st day of April, 2025

Notary Public
My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Zachary Gonzalez 615 Old Hickory Boulevard, #631, Nashville, TN 37209	NEW OWNER	114-15-1B-031-00

KNOW ALL MEN BY THESE PRESENTS that **Jake Alexander McClure and Alexandra Lundy McClure, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Zachary Gonzalez, an unmarried man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Townhome Lot 31 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et seq., by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212- 0128620, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above-referenced Declaration, and the referenced Plat.

Being a portion of the property conveyed to Jake Alexander McClure and Alexandra Lundy McClure,

husband and wife, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record as Instrument No. 20230404-0024320 in the Register's Office for Davidson County, Tennessee, dated March 21, 2023 and recorded on April 4, 2023.

This is improved property having a physical address of: 615 Old Hickory Boulevard, #631, Nashville, TN 37209

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 records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of April, 2025

Jake McClure also known as Jake Alexander McClure

Alexandra McClure also known as Alexandra Lundy McClure

STATE OF ~~TENNESSEE~~ Oklahoma
COUNTY OF ~~DAVIDSON~~ Tulsa

On this 22nd day of April, 2025, before me personally appeared Jake McClure and Alexandra McClure, 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 22nd day of April, 2025.

Notary Signature
My commission expires:
02/04/2029

BRADLEY JOE McCLURE
Notary Public
State of Oklahoma
Commission #21001676
My Comm. Expires 2/4/2029

Certificate of Authenticity

I, Barbara McGinty, 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 4-22-2025 (date of document).

Affiant Signature

Date 4-22-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22ND day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER