WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

Karen Johnson Davidson County
Batch# 1299963 DEEDWARR
07/21/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250721-0057059

File #25-DW-0405-C

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Bethel	**NEW OWNER**	
(NAME)	(NAME)	**156 01 0A 006.00**
405 Amber Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged,

MARK A. HARVEY, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANIEL BETHEL, A MARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described real estate, located in Davidson County, Tennessee, to wit:

Being Lot 6 as shown on the map entitled AMBER HILLS SUBDIVISION, REVISED, of record in Plat Book 7900, Page 377, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark A. Harvey, by Quitclaim Deed from Emilie S. Harvey, of record in Instrument No. 20210824-0113920, in the Register's Office of Davidson County, Tennessee, dated August 19, 2021 and recorded on August 24, 2021.

Being the same property conveyed to Mark A. Harvey and Emilie S. Harvey, husband and wife, by Warranty Deed from Carolyn Marie Totaro, an unmarried woman, of record in Instrument No. 20201005-0115109, in the Register's Office of Davidson County, Tennessee, dated October 01, 2020 and recorded on October 05, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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 AMBER HILLS SUBDIVISION, REVISED, as recorded in Plat Book 7900, Page(s) 377 and Plat Book 7900, Page 347.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 8535, Page 775.
* Charter for Amber Hills Homeowners Association, Inc., recorded as Book 8465, Page 878.
* Common Open Space Deed recorded as Book 8563, Page 563.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 405 Amber Court, Nashville, TN 37221.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 15th day of July, 2025.

Mark A. Harvey

Alicia Kirby Harvey

***ALICIA KIRBY HARVEY**, spouse of **MARK A. HARVEY**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **ALICIA KIRBY HARVEY** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2025, before me personally appeared Mark A. Harvey, 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 15th day of July, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2025, before me personally appeared Alicia Kirby Harvey, 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 15th day of July, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, Yvette Meldrum, 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 July 15, 2025.

Signature
July 15, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 15, 2025

Notary's Signature

My Commission Expires: 8.12.28

