Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**800 Crescent Centre Drive, Suite 140**<br>**Franklin, TN 37067**<br><br>**CRT File No. 250751580**<br><br>Karen Johnson Davidson County<br>Batch # 1305729 DEEDWARR<br>08/04/2025 10 13 53 AM 3 pgs<br>Fees $18 00 Taxes $2,127 50<br>20250804-0061449 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $575,000 00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of August, 2025<br><br>Notary Public<br>My Commission Expires.<br><br>JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb 28, 2026 |

## WARRANTY DEED

| | | |
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| Address New Owner:<br>Michael Curvey and Rena Curvey<br>7840 Harpeth View Dr.<br>Nashville TN 37221 | Send Tax Bills To·<br>New Owner | Tax Information·<br>Tax Parcel ID No<br>156-01-0B-015.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Garrett E. Somers and Jenna K. Somers, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Curvey and Rena Curvey, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Harpeth View Subdivision of record in Plat Book 6900, Page 319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Garrett E. Somers and Jenna K. Somers, husband and wife by Warranty Deed from Aaron Velthouse and Anne Velthouse, husband and wife of record in Instrument No. 20220527-0061989 Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on May 27, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 319, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declarations of Protective Covenants, Conditions and Restrictions for Harpeth View of record in Book 7112, Page 341, Book 7242, page 537 and Book 10940, page 605, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to By-Laws of Harpeth View Homeowner's Association, Inc. of record in Book 7242, Page 546 and revised in Book 10940, Page 619, in the Register's Office for Davidson County, Tennessee.

Charter of Harpeth View Homeowner's Association of record in Book 7306, Page 411 and Book 10940, page 614, in the Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Water Line of record in Book 6970, Page 275, in the Register's Office for Davidson County, Tennessee.

Subject to Dedication of Public Utilities Easement of record in Book 8436, Page 543, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7840 Harpeth View Dr. Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors warrant this instrument is effective as of the 1st day of August, 2025.

Garrett E. Somers

Jenna K. Somers

STATE OF _____ )
COUNTY OF _____ )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garrett E. Somers and Jenna K. Somers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2025.

See attached
MSO

Notary Public
My Commission Expires: _____

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

**State of California**

**County of** San Mateo ss

On 07-30-2025 before me, Ma S. Oo, Notary Public,

personally appeared Garrett E. Somers and Jenna K. Somers

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

MaSOO

Signature of Notary Public

MA S OO
Notary Public - California
San Mateo County
Commission # 2502818
My Comm Expires Nov 20, 2028

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other _____

representing _____
(Name(s) of Person(s) or Entity(ies))

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on

Page # _____ Entry # _____

Notary contact _____

Other

Additional Signer Signer(s) Thumbprints(s)

_____

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