2025-280-SM

Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1321709 DEEDWARR
09/15/2025 09:53:19 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20250915-0073256

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 580,000.00.

James A. Guild
Affiant

Subscribed and sworn to before me, this the ~~11~~ 12th day of September, 2025.

M Boyd
Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Catherine C. Guild and James A. Guild	Guaranteed Rate, Inc.	074-16-0A-284-00CO
7428 Dodd Retreat Court	3940 N. Ravenswood Ave, Ste 1 W	
Hermitage, TN 37076	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eugene Loch and Joanie Loch, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Guild and Catherine C. Guild, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 284 on the Final Plat of Phase 2 – Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Eugene Loch and Joanie Loch, husband and wife, by Special Warranty Deed dated March 13, 2024, from Parkhaven Communities, LLC, a Tennessee limited liability company, of record in Instrument No. 20240314-0017629, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 074-16-0A-284-00CO.

The Plan of record in Instrument No. 20230113-0003133, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733 and Supplemental for Phase 2 – Section 3 of record in Instrument No. 20231023-0082853, Register's Office for Davidson County, Tennessee.

Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space and PUDE areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20231023-0082854, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, Instrument No. 20200923-0109241, Instrument No. 20220512-0054620, and Instrument No. 20230613-0044999, Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.

Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

Subject to the flow of the Cumberland River and any streams, creeks, or branches.

This is improved (_X_) Unimproved (____) property, known as 7428 Dodd Retreat Court, Hermitage, TN 37076.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 11th day of September, 2025.

Joanie Loch

Eugene Loch

STATE OF Indiana

COUNTY OF Marion

Personally appeared before me, a Notary Public of said County and State, Joanie Loch and Eugene Loch, wife and husband the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee,~~ Indianapolis, Indiana this 11th day of September, 2025.

AEF

Notary Public

My Commission Expires: 12/11/2028

Anne E. Fields
Notary Public - Official Seal
State of Indiana - Hendricks County
Commission Number 640469
My Commission Expires Dec. 11, 2028