(3)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 638178 DEEDWARR
05/18/2021 10:47:43 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20210518-0066807

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: 01-06-25.

(AFFIX SEAL)

MST 2021-0537

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth M. Koplin and Nancy Koplin	Shelter Lending Services	142-08-0A-040.00-CO
(NAME)	(NAME)	
135 Holly Forest	P.O. Box 740039	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45274	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Keith Charles Follese and Adrienne Follese, husband and wife, and Ryan Keith Follese, an unmarried man, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth M. Koplin and Nancy Koplin, 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:

Being part of Coronada, a condominium, as shown on the plan of record in Plat Book 4860, Page 26, Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 40 on said plan, being located at 135 Holly Forest, as established in the Master Deed and Bylaws 'establishing a Horizontal Property Regime with respect M the Coronada Condominium Association, Inc. of record in Book 4901, page 679 and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee, Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas apprenant to Unit No. 40 contained with extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan K. Follese, an unmarried individual by Warranty deed from J Luann Floyd, an unmarried individual and Claire F Steinke and A Braden Floyd, III of record in Instrument No. 20130510-0047681 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on May 10, 2013.

Being the same property conveyed to Keith Charles Follese and Adrienne Follese, husband and wife, and Ryan Keith Follese, an unmarried man, as joint tenants with rights of survivorship by Quitclaim deed from Ryan K. Follese, an unmarried individual of record in Instrument No. 20200625-0068547 Register's Office for Davidson County, Tennessee, dated June 09, 2020 and recorded on June 25, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the

Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Coronada Townhome Condominiums of record in Book 4901, Page 679; Amended in Book 5202, page 329; Second Amendment in Book 5306, page 241; Third Amendment In Book 5522, page 675 and Fourth Amendment in Book 5869, page 269, all in the Register's Office for Davidson County, Tennessee. By-Laws of Coronada Condominium Association, Inc. of record in Book 4901, Page 702, in the Register's Office for Davidson County, Tennessee. Charter of Coronada Condominium Homeowner's Association of record in Book 4902, Page 938, Book 6132, page 118 and Amended in Book 7694, page 733, in the Register's Office for Davidson County, Tennessee. Resolution to Waive Right of First Refusal on Sale of Units, as reserved in By-Laws of Coronada Condominium Association of record in Instrument Number 20100304-0016850, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 135 Holly Forest, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 17th DAY OF MAY, 2021.

Keith Charles Follese

Adrienne Follese

Ryan Keith Follese by Keith Charles Follese my Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Keith Charles Follese and Adrienne Follese, 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 office, this 17th day of May, 2021.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

(SEAL)

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Keith Charles Follese, Attorney-in-Fact for Ryan Keith Follese, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Ryan Keith Follese, as his free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 17th day of May, 2021.

Notary Public

My Commission Expires: 4/24/23

