Karen Johnson Davidson County
Batch# 677713 DEEDWARR
07/15/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210715-0095445

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2021. Notary Public My commission expires: 9/16/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gary Holan	Gary Holan	117-03-0H-325.00-CO
2600 Hillsboro Pike #325	2600 Hillsboro Pike #325	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carroll E. Combs, Jr. and Tambra D. Combs, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gary Holan, married man,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located In Davidson County, Tennessee, being Unit No. 325 of The Enclave at Hillsboro Village, a Condominium Development, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village, a Condominium Development of record In Instrument Number 20051005-0119789 as amended in Instrument Number 20060210-0016562, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on said Master Deed; together with a percentage interest in the common element and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Carroll E. Combs, Jr and Tambra D. Combs, husband and wife by Warranty deed from Raymond Castonguay and Lyne D. Levesque Castonguay, husband and wife of record in Instrument No. 20180921-0093765 Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on September 21, 2018.

This is improved property known as **2600 Hillsboro Pike #325, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of July, 2021.

Carroll E. Combs,, Jr.

Tambra D. Combs

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carroll E. Combs,, Jr. and Tambra D. Combs, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of July, 2021.

Notary Public
My Commission Expires: 2/22/25

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

SolomonParks File No. 21-000284-527

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-12755-KP

SP 11/2015

Certificate of Authenticity

I, Kellie L. Parsons, do hereby make oath that I am 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 14, 2021.

Affiant Signature

July 14, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

ERIN K SMIDT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY