WARRANTY DEED

Karen Johnson Davidson County
Batch# 689439 DEEDWARR
08/03/2021 12:28:55 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20210803-0104309

File No. TR-21-884

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Babula and Eric Babula	new owners	
(NAME)	(NAME)	
6106 Neighborly Avenue		103-01-0Q-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **Bolder Development LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Babula and Eric Babula, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Unit "6106A" Homes at 6106 Neighborly Ave. a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 6106 Neighborly Ave., a Horizontal Property Regime with Private Elements, of record in Instrument No. 202003260033126, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 6106 Neighborly Ave., a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 202003260033126 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Bolder Development LLC, a Delaware Limited Liability Company by Warranty deed from Julius M. Fulton and wife, Patricia Ann Fulton of record in Instrument No. 20200326-0033125 Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 26, 2020.

This is property more commonly known as 6106 Neighborly Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TSB-TAG-21-6106

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 this 21st day of July, 2021.

Bolder Development LLC, a Delaware Limited Liability Company

By:
Sinan Dursun, Sole Member

STATE OF ~~TENNESSEE~~ CA Virginia

COUNTY OF ~~DAVIDSON~~ CA FAIRFAX

Before me, CYNTHIA S TRAN of the state and county mentioned, personally appeared Sinan Dursun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Bolder Development LLC, the within named bargainor, a Limited Liability Company, and that such Sinan Dursun as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Fairfax, this 21st day of July, 2021.

Notary Signature CYNTHIA S TRAN

Printed Name: CYNTHIA S TRAN

My commission expires: 01-31-2024

CYNTHIA S TRAN
Notary Public
Commonwealth of Virginia
Registration No. 7862082
My Commission Expires Jan 31, 2024