Karen Johnson Davidson County
Batch# 727966 DEEDWARR
09/30/2021 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $4,888.44
20210930-0131633

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,321,200.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

DM-EXIT-21-1905

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabe Rose and Isabelle Rose	Citibank	
(NAME) **1905 Holly Street**	(NAME) 1000 Technology Drive, M.S. 934-E	083 14 0 019.00
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHLEEN L MCELROY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABE ROSE AND ISABELLE ROSE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20 on the Plan of Richardson Place Subdivision of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 60 feet on the Northerly side of Holly Street and runs back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Kathleen L. McElroy, unmarried, by Warranty Deed from Brook Sutton and Susan Sutton, husband and wife, of record in Instrument No. 20200702-0071615, in the Register's Office of Davidson County, Tennessee, dated June 26, 2020, and recorded on July 02, 2020.

Being the same property conveyed to Brook Sutton and Susan Sutton, by Special Warranty Deed from U.S. Bank National Association, as Trustee For The Certificateholders Of Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE5, of record in Instrument No. 20091026-0098438, in the Register's Office of Davidson County, Tennessee, dated September 29, 2009 and recorded on October 26, 2009. (Value or consideration shown in aforementioned deed $154,750.00)

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richardson Place Subdivision, as recorded in Plat Book 547, Page(s) 135.
- Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1371, Page 247.
- Easement recorded in Book 1149, Page 473 and Book 1153, Page 256.
- Easement for Public Right-of-Way, recorded in Instrument No. 20210122-0010156.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1905 Holly Street, Nashville, Tennessee 37206.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 27th DAY OF SEPTEMBER, 2021.

Kathleen L McElroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN L MCELROY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 09/29/2021 (date ~~of document~~).

Affiant Signature

09/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025