WARRANTY DEED

Karen Johnson Davidson County
Batch# 746228 **DEEDWARR**
10/28/2021 02:50:45 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20211028-0145097

DM-ZS-21-2904

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

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)
Tom Roelens and Nap Sara Roelens	New Owners	
(NAME) **2904 A Davis Avenue**	(NAME) 1530 PB LN Unit R4685	**072 10 0X 002.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Wichita Falls, TX 76302	
(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, **BLANE DONAHUE AND JASON FALLON, MARRIED DOMESTIC PARTNERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOM ROELENS AND NAP SARA ROELENS, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2904A N\K\A Unit B of 2904 And 2906 Davis Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2904 And 2906 Davis Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20150804-0077322; as amended in Instrument No. 20150904-0090509; Instrument No. 20160420-0038179; Instrument No. 20171116-0117604, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Blane Donahue and Jason Fallon, married domestic partners, by Warranty Deed from Steve Griffith, of record in Instrument No. 20180220-0015866, in the Register's Office of Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Company's Subdivision of Maxey Ave And Gallatin Road Property, as recorded in Plat Book 332, Page(s) 44.

- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150804-0077322; as amended in Instrument No. 20150904-0090509; Instrument No. 20160420-0038179; Instrument No. 20171116-0117604.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2904 A Davis Avenue, Nashville, Tennessee 37216**.

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 26th 21st DAY OF OCTOBER, 2021.

Blane Donahue

Jason Fallon

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLANE DONAHUE, 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 26th 21st of October, 2021.

Notary ~~Public~~
My Commission Expires: 10/03/2024
(SEAL)

CHERYL MERIL
COMM. # 2333265
SAN FRANCISCO COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
OCTOBER 03, 2024

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON FALLON, 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 26th 21st of October, 2021.

Notary Public
My Commission Expires: 10/03/2024
(SEAL)

CHERYL MERIL
COMM. # 2333265
SAN FRANCISCO COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
OCTOBER 03, 2024

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