Karen Johnson Davidson County
Batch# 749811 DEEDWARR
11/05/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,410.44
20211105-0147957

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-02995

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kera Noel Holzinger and Karl Alan Golombisky 7252 Highway 70 S #1601 Nashville, TN 37221	New Owner	142-07-0F-089.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Josh R. Banker and wife, Kristin Elizabeth Banker, as tenants by the entirety**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kera Noel Holzinger and Karl Alan Golombisky, wife and husband,** hereinafter called the Grantees, their successors 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 Lot No. 89, Unit 1601 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq, as established by a Master Deed of record in Instrument No. 20000720-0071772, and re-recorded in Instrument No. 20000828-0084760, amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Sarah Sanders, an unmarried woman and Harry Sanders, a married man by Warranty deed from Alexandra N. Scruggs Young, married and Kristina Ryan Scruggs, unmarried of record in Instrument No. 20140606-0049433 Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on June 06, 2014. (Value of consideration shown in aforementioned deed $184,500.00.)

Being the same property conveyed to Sean Bentzen and Sarah Sanders, husband and wife by Quitclaim deed from Sarah Sanders, a married woman and Harry Sanders, a married man of record in Instrument No. 20180508-0044112 Register's Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on May 08, 2018. (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Josh Banker, a single man by Warranty deed from Sean Bentzen and Sarah Sanders, husband and wife of record in Instrument No. 20200210-0015107 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 10, 2020. (Value of consideration shown in aforementioned deed $270,000.00.).

Being the same property conveyed to **Josh R. Banker** and wife, Kristin Elizabeth Banker, as tenants by the entirety by Quitclaim **deed from Josh** R. Banker a/k/a Josh Banker of record in Instrument No. 20201214-**0146523 Register's** Office for Davidson County, Tennessee, dated December 11, 2020 **and recorded** on December 14, 2020. (Value of consideration shown in aforementioned **deed $0.00.**) Being also known as 7252 Highway 70 S #1601 89 Nashville, Tennessee **37211.**

This conveyance is subject to all easements, **restrictive** covenants and conditions, and other matters **of** record, including all items set out on any **applicable plat of** record.

This property is improved property known as: **7252 Highway** 70 S #1601, Nashville, TN 37221

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, successors** and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully **seised 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. Grantors do further covenant and bind ourselves, our heirs, **successors, assigns** and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of October, **2021**

Josh R Banker

Kristin Banker

STATE OF TENNESSEE

COUNTY OF Williamson

On this 28th day of October, 20 21, before me personally appeared Josh R Banker and Kristin Banker, to me known to **be the person** (or persons) described in and who executed the foregoing instrument, and acknowledged that **such person** (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 9/21/24

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-28-21.

Affiant Signature

11/1/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 1 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

