Karen Johnson Davidson County
Batch# 760091 DEEDWARR
11/23/2021 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20211123-0155560

WARRANTY DEED

ENSLEY-H21390

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 16th DAY OF November, 2021

(Affix Seal) Notary Public

My Commission Expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James O. Ensley III and Jessica Ensley, husband and wife	NEW OWNERS	114.15-0A-023.00 CO
112 Cedar Place Bend	112 Cedar Place Bend	
Nashville, TN 37221	Nashville, TN 37221	

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, I/we, BROOKE BOLLEA, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES O. ENSLEY III AND JESSICA ENSLEY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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 Unit No. 23, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brooke Bollea, an unmarried woman, by deed of record from Elde Guerrier and Delisa Mattox-Guerrier, husband and wife, recorded on 7/12/2018, as Instrument # 20180712-0067482, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
1.) Mineral of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. 2.) Restrictions upon the use of the premises not appearing in the chain of title to the land. 3.) Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 taxes have been prorated between the Grantor and Grantee. 4.) Covenants, conditions, easement and restrictions recorded in Instrument 20140918-0085685, as amended of record in Instrument 20141008-0093372, as corrected by Scrivener's Affidavit of record in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee. 5.) Right of way Easement of record in Book 2105, Page 438, in the Register's Office for Davidson County, Tennessee. 6.) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5222, Page 772, in the Register's Office for Davidson County, Tennessee. 7.) Agreements for Dedication of Public Utilities Easements of record in Book 8626, Page 823, Instrument 20040304-0024491, and Instrument 20051214-0150259, in the Register's Office for Davidson County, Tennessee. 8.) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20131029-0112332, in the Register's Office for Davidson County, Tennessee. 9.) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 20131029-0112366, in the Register's Office for Davidson County, Tennessee. 10.) Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument 20141119-0106676, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinance, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

( ) unimproved
This is (X) improved property known as 112 Cedar Place Bend, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 16th day of November, 2021 :

Brooke Bollea

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named BROOKE BOLLEA, AN UNMARRIED WOMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co. Tennessee, this 16th day of November, 2021.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 11/16/21.

Affiant Signature

11/16/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 9-8-22