WARRANTY DEED

Karen Johnson Davidson County
Batch# 760756 **DEEDWARR**
11/24/2021 02:36:04 PM 2 pgs
Fees: $13.00 Taxes: $1,516.63

20211124-0156409

Y-CRE-21-2600-453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2021.

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

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)
Charles H. Mergenthaler and Deborah A. Mergenthaler	**New Owner**	
(NAME)	(NAME)	**117-03-0H-453.00-CO**
22528 Crimson Lane		
(ADDRESS)	(ADDRESS)	
Frankfort, IL 60423		
(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, **BRETT HOLLADAY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES H. MERGENTHALER AND DEBORAH A. MERGENTHALER, 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:

Being Storage Unit 453, Garage No. 3 and Storage Unit No. 49, The Enclave at Hillsboro Village, A Condominium Development, as established under Master Deed of record in Instrument No. 20051005-0119789 amended at Nos. 20060210-0016562 and 20060919-0116052, in the Register's Office, Davidson County Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brett Holladay by Warranty deed from Nashville Enclave, L.P of record in Instrument No. 20060927-0119532 Register's Office for Davidson County, Tennessee, dated September 11, 2006 and recorded on September 27, 2006.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village Condominiums, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument No. 20070919-0111937 and Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20040312-0028775, Instrument No.20060228-0022027 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 4544, Page 780, Book 4671, Page 512, Book 4749, Page 468, Book 4471, Page 856 and Book 6502, Page 162, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 974, Page 3, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike #453, Nashville, Tennessee 37212**.

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 22nd DAY OF NOVEMBER, 2021.

Brett Holladay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT HOLLADAY, 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 22nd of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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