Karen Johnson Davidson County
Batch# 859221 DEEDWARR
05/19/2022 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20220519-0058272

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,600,000.00 Jennifer Nolden Affiant Subscribed and sworn to before me This 9 day of May 2022. Katherine Warren Notary Public My Commission Expires: 3/22/26 KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

Address New Owners as:	Tax Bill To:	Map / Parcel
Mark T. Nolden & Jennifer G. Nolden, Trustees 4416B Lealand Lane Nashville, TN 37204	New Owner	132 09 0Q 002.00CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Bill Darsinos and Bethany Darsinos**, husband and wife, (hereinafter referred to as "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark T. Nolden and Jennifer G. Nolden, Trustees of the Jennifer G. Nolden Revocable Trust dated June 24, 2010**, (hereinafter referred to as "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "B" of HOMES AT 4416 LEALAND LANE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions

and Restrictions for HOMES AT 4416 LEALAND LANE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170403-0032463, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 4416 LEALAND LANE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170403-0032463, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bill Darsinos and wife Bethany Darsinos by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, dated April 17, 2018, of record in Instrument No. 20180430-0040336, Register's Office for Davidson County, Tennessee.

This is improved property known as 4416B Lealand Lane, Nashville, TN 37204.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 132 09 0Q 002.00CO.
2. Easement of Record in Book 6234, Page 487, said Register's Office.
3. Covenants as of record in Instrument 20170403-0032463, said Register's Office.
4. Subject to all matters as disclosed on Plat Book 843, Page 82 and Instrument 20170403-0032463, said Register's Office.
5. Charter of Homes at 4416 Lealand Lane HOA recorded in Instrument No. 20170403-0032462, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of May 2022.

Grantors:

Bill Darsinos

Bethany Darsinos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Bill Darsinos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 9th day of May 2022.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Bethany Darsinos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 9th day of May 2022.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/9/22 (date of document).

Jennifer L. Pennell

5/9/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of May, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

