Warranty Deed

Karen Johnson Davidson County Batch# 871748 DEEDWARR 06/15/2022 10:39:30 AM 4 pgs Fees: $23.00 Taxes: $4,810.00 20220615-0068306	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00. Affiant Subscribed and sworn to before me, this the 8th day of June, 2022. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Meredith Herberg-Waldron Alisha Sanders	Same	091-15-0-231.00
5009 Nevada Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW C. ROLLINGS AND WIFE, PALOMA CAIN ROLLINGS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH HERBERG-WALDRON, A SINGLE WOMAN AND ALISHA SANDERS, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 part of Block 17 on the Realty Savings Bank & Trust Company's First Addition, as of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Southerly margin of Nevada Avenue, formerly 3rd Avenue, at the Northeast corner of the property conveyed to J.B. Adkins and wife by deed of record in Book 317, Page 46, said Register's Office, being 70 feet Easterly from the Easterly margin of 51st Avenue North, formerly 10th Street; thence from the Southerly margin of Nevada Avenue, Easterly 50 feet; thence at right angles Southerly 150 feet to the Northerly margin of an alley; thence with said alley, Westerly 50 feet to said Adkins' Southeast corner, thence with Adkins' Easterly line, Northerly 150 feet to the point of beginning.

Being the same property conveyed to Matthew C. Rollings and wife, Paloma Cain Rollings by Warranty Deed from Tricia Neuaus Bullard and Clinton Allan Bullard, wife and husband of record in Instrument No. 20150417-0034422, Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 17, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of June, 2022.

Matthew C. Rollings

Paloma Cain Rollings

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew C. Rollings and Paloma Cain Rollings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2022.

_____
Notary Public

My Commission Expires: _____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Humboldt)

On June 7, 2022 before me, Kent Froblom, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared MATTHEW C. Rollings, PALOMA CAIN Rollings
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KENT FROBLOM
COMM. # 2303491
NOTARY PUBLIC - CALIFORNIA
HUMBOLDT COUNTY
COMM. EXPIRES SEPT. 18, 2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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True Copy Certification

I, **Diane March,** 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 this the 8th day of June, 2022.

Affiant Signature
Date 06/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

