Karen Johnson Davidson County
Batch# 940295 DEEDWARR
11/10/2022 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,532.65
20221110-0120756

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Davidson~~ Hillsborough

The actual consideration or value, whichever is greater, for this transfer is $684,500.00

Affiant

Subscribed and sworn to before me, this 4 day of November, 2022.

Notary Public Jenny Holcombe
My commission expires:
09-26-2025

JENNY HOLCOMBE
Notary Public - State of Florida
Commission # HH 179126
My Comm. Expires Sep 26, 2025
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kenneth Brian Jolly **Kari Beckwith Jolly**	New Owner	**084050B02500CO**
3302 Joggers Pass	3302 Joggers Pass	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon J Shull and Stephanie Saldarriaga, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Brian Jolly and Kari Beckwith Jolly, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 25, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20160707-0069540, as amended in Instrument No. 20161020 0110945, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon J Shull and Stephanie Saldarriaga, by Warranty Deed from East Greenway Park, LLC, dated July 31, 2020, of record in Instrument No. 20200810-0088679, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 3302 Joggers Pass, Nashville, TN 37206.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Date: 11/4/22
Brandon J Shull

Date: 11/4/22
Stephanie Saldarriaga

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, a Notary Public of said County and State, Brandon J Shull and Stephanie Saldarriaga, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of November, 2022.

NOTARY PUBLIC Jenny Holcombe

My Commission Expires: 09-26-2025

By means of ✓ **Physical Presence, or**
__ **Online Notarization**
__ **Personally Known**
✓ **Produced Identification**

Type of Identification Produced: TN Drivers License

JENNY HOLCOMBE
Notary Public - State of Florida
Commission # HH 179326
My Comm. Expires Sep 26, 2025
Bonded through National Notary Assn.

Certificate of Authenticity

I, Emily Manno, 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 **11/4/22**.

Date

Emily Manno

Affiant Signature

11/4/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **November**, 20**22**.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON