Karen Johnson Davidson County
Batch# 976594 DEEDWARR
03/03/2023 10:17:26 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20230303-0015301

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-353

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of March, 2023

Notary Public

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Commission Expires:

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Rolfsen and Lana Bubalo 2311 Dalebrook Court Nashville, TN 37206	NEW OWNER	083-07-2F-002.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Lena Elizabeth Nylen, unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Rolfsen, unmarried, and Lana Bubalo, unmarried, as Joint Tenants with Rights of Survivorship

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 B of Homes at 2309 Dalebrook Court, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. Instrument No. 20201102-0127698, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to William A. Mundy by Warranty Deed from Katherine L. Colson, married, of record in Book 9820, page 705, Register's Office for Davidson County, Tennessee, dated September 29, 1995 and recorded on October 06, 1995.

Being a portion of the same property conveyed to Passion Place, LLC by Quit Claim Deed from William A. Mundy of record in Instrument No. 20150630-0062730 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 30, 2015.

Being a portion of the same property conveyed to 2309 Dalebrook Trust, William A. Mundy as Trustee, by Quit Claim Deed from Passion Place, LLC, William A. Mundy, Member, of record in Instrument No. 20151026-0108492 Register's Office for Davidson County, Tennessee, dated October 22, 2015 and recorded on October 26, 2015.

Being the same property conveyed to Lena Elizabeth Nylen, unmarried woman, by Warranty deed from William A. Mundy, Trustee of the 2309 Dalebrook Trust, of record in Instrument No. 20211213-0164682 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 13, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2311 Dalebrook Court, 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 so 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 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 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.

Dated this the 2nd day of March, 2023.

Lena Elizabeth Nylen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of March, 2023, before me personally appeared Lena Elizabeth Nylen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of March, 2023.

Notary Signature
My commission expires: 7/6/26

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON