WARRANTY DEED

Karen Johnson Davidson County
Batch# 980335 DEEDWARR
03/14/2023 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,107.63
20230314-0018336

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF March 2023

Notary Public

MY COMMISSION EXPIRES: 3 3 2025 (AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jackie Anne Toepfer and Eric Matthew Toepfer	SEND TAX BILLS TO: new owner	MAP/PARCEL NUMBERS
(NAME) 528 B Scholarship Dr	(NAME)	090 16 1A 002.00 CO
(ADDRESS) Nash. TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **528 Scholarship LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jackie Anne Toepfer and Eric Matthew Toepfer**, wife and husband, HEREINAFTER CALLED THE GRANTEE, 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 528 Scholarship Drive, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 528 Scholarship Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220105-0001933, 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 528 Scholarship Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "A" to said Declaration appearing in Instrument No. 20220105-0001933, and bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Timothy J. Walsh by Warranty deed from Lisa Lynne Wascher, an unmarried woman, of record in Instrument No. 20210908-0120165, Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 28, 2021.

Being a portion of the same property conveyed to 528 Scholarship, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Timothy J. Walsh of record in Instrument No. 20220105-0001932 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 05, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 528 B Scholarship Dr. Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 10th day of March, 2023.

528 Scholarship, LLC

Keenan Allen, MEMBER

By: Keenan Allen, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Keenan Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of 528 Scholarship, LLC, the within named bargainer, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **528 Scholarship, LLC,** by himself/herself as Member.

WITNESS my hand and official seal at office this 10th day of March, 2023.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 3/10/23.

Affiant Signature

3/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of March, 2023.

Notary's Signature

(Notary Seal)

MARJORIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires: 3.3.2025