This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20028-TC

Karen Johnson Davidson County
Batch# 986545 DEEDWARR
03/30/2023 09:28:55 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20230330-0023051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 29th day of March, 2023.

Notary Public
My Commission Expires: 12-19-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Brock and Hannah Brock 164 Woodmont Boulevard Nashville, TN 37205	New Owner	116 04 0 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Steven G. Jolly, an unmarried man and Gretchen E. Jolly, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Brock and Hannah Brock, 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 the 7th Civil District of Davidson County, Tennessee, being the Northerly one-half of Lot No. 106 on the Plan of Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 106 fronts 50 feet on the Easterly side of Woodmont Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Steven G. Jolly and wife, Gretchen E. Jolly, by Warranty Deed from Larry D. Corn and wife, Jobie Ann Corn, of record in Instrument No. 20010510-0048450, in the Register's Office of Davidson County, Tennessee, dated May 04, 2001 and recorded on May 10, 2001. Steven G. Jolly and Gretchen E. Jolly are no longer married to each other pursuant to that Final Decree for Dissolution of Marriage, filed of record in the third Circuit Court for Davidson County, Tennessee, Docket No. 22D1396.

This is improved property located at: **164 Woodmont Boulevard, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2023.

GRANTOR:

Steven G. Jolly

Gretchen E. Jolly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven G. Jolly and Gretchen E. Jolly, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024