WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20709-KR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 990839 DEEDWARR
04/12/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230412-0026750

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to me on April 12, 2023.

NOTARY PUBLIC

My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36287

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Kristen Noelle Bolte and Ryan Thomas Coleman 965 General George Patton Road Nashville, TN 37211	NEW OWNER	142-09-OD-011.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Lofstead and Diana Lofstead, husband and wife,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Kristen Noelle Bolte and Ryan Thomas Coleman,** wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 965, together with the Carport designated No. 965-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, as established by Master Deed of record in Book 5794, Page 526 as Supplement and Amendment in Instrument No. 20050504-0050172; Instrument No. 20080423-0041324; Scrivener's Affidavit in Instrument No. 20080429-0043657; Amendment to By-Laws in Instrument No. 20060512-0056329 and Instrument No. 20100415-0028541, and as shown on plan of record in Book 5200, Pages 359 and 360, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Lofstead and Diana Lofstead, husband and wife, by Warranty Deed from Cory S. Matney, married, of record in Instrument No. 20161104-0116808, in the Register's Office of Davidson County, Tennessee, dated November 02, 2016 and recorded on November 04, 2016.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

965 General George Patton Road, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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/our hand(s) this 11th day of April, 2023.

David Lofstead by his Attorney in fact

David Lofstead by Richard W. Sebastian as Attorney-In-Fact

Diana Lofstead by her Attorney in fact

Diana Lofstead by Richard W. Sebastian as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Richard W. Sebastian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for David Lofstead and Diana Lofstead, and as their attorney-in-fact, executed the within instrument on their behalf for the purposes therein contained, having authority as to so act, as the free act and deed of the said David Lofstead and Diana Lofstead.

Witness my hand and official seal, this April 11, 2023.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 4/11/23.

Affiant Signature

4/11/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of April, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

