Karen Johnson Davidson County
Batch# 1002523 DEEDWARR
05/12/2023 09 36 35 AM 2 pgs
Fees $13 00 Taxes $1,813 00
20230512-0035457

This instrument prepared by
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number 7-1017-SL

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000 00

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2023

Notary Public
My Commission Expires Le 24-2023

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| Gregory W Timmons and Kathie Coates TImmons<br>156 Tulip Grove Point<br>Nashville, TN 37076 | New owner | 086-12-0A-044-00 |

## 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, I, **Brett Hollenbeck, an unamrried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gregory W. Timmons and Kathie Coates Timmons, 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 Lot No 27 on the Final Plat, Section Two, Tulip Grove Pointe, as shown on the plat of same of record in Instrument No 20110801-0058953, in the Register's Officer of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property

Being the same property conveyed to Brett Hollenbeck by Warranty Deed from Alicia L Parker, unmarried of record as Instrument No 20160426-0040409 in the Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 26, 2016

Kasey Hollenbeck joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise

This is improved property located at **156 Tulip Grove Point, Nashville, TN 37076.**

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 4th day of May, 2023

GRANTOR

Brett Hollenbeck

Kasey Hollenbeck

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brett Hollenbeck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 4th day of May, 2023

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires 9-21-26

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kasey Hollenbeck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 4th day of May, 2023

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires 9-21-26