398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003758 DEEDWARR
05/16/2023 11.44 14 AM 2 pgs
Fees $13 00 Taxes $4,051 50

20230516-0036561

File #23-PA-1547-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,095,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

ANGELA Y. POSTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Sarah Rifkin	**New Owner**	
(NAME)	(NAME)	**117 08 3A 001.00**
1547 Battlefield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER KULBABA AND BRENNA NEWPORT KULBABA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH RIFKIN, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of The Homes at 1547 & 1549 Battlefield Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 1547 & 1549 Battlefield Drive, a Horizontal Property Regime, of record in Instrument Number 20180411-0034149 as amended in Instrument No. 20190814-0080827, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Peter Kulbaba and Brenna Newport Kulbaba, husband and wife, by Warranty Deed from Aspen Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190820-0083256, in the Register's Office of Davidson County, Tennessee, dated August 16, 2019 and recorded on August 20, 2019

This conveyance is subject to·
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Galecrest No. 2 Block "G", as recorded in Plat Book 1424, Page 19.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180411-0034149, as amended in Instrument No. 20190814-0080827
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1547 Battlefield Drive, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th day of May, 2023

Peter Kulbaba

Brenna Newport Kulbaba

Brenna Newport Kulbaba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2023, before me personally appeared Peter Kulbaba, 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 5th day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2023, before me personally appeared Brenna Newport Kulbaba, 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 5th day of May, 2023

Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204