Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1006951 **DEEDWARR**
05/24/2023 10 41 51 AM 2 pgs
Fees $13 00 Taxes $1,776 00

20230524-0039058

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/23/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3515

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ryan Moore and Sophie Cape		142-08-0A-013-00-CO
103 Holly Forest	NEW OWNER	
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Stephanie Graves, an unmarried woman and Joshua Roetger, an unmarried man, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Moore and Sophie Cape, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 13 on the Plan of Phase I Coronada Town Home Condominiums, of record in Book 4860, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with appurtenant Interest in the common elements of Coronado, a Condominium, a horizontal property regime by Master Deed of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241; Book 5522, Page 675; and Book 5869, Page 269, said Register's Office.

Being the same property conveyed to Michael T Sullivan, unmarried and Elaine H Hicks, unmarried, as joint tenants with right of survivorship, not as Tenants in common by Warranty deed from Dorothy Lane, unmarried of record in Book 11011, page 750, Register's Office for Davidson County, Tennessee, dated June 29, 1998 and recorded on July 08, 1998

Being the same property conveyed to Michael T. Sullivan by Quitclaim deed from Elaine Hicks Sullivan of record in Instrument No. 20030128-0011708 Register's Office for Davidson County, Tennessee, dated January 23, 2003 and recorded on January 28, 2003.

Being the same property conveyed to Stephanie Graves, an unmarried woman and Joshua Roetger, an unmarried man, as tenants in common with right of survivorship by Warranty deed from Michael T. Sullivan, also known as Michael Trent Sullivan, unmarried of record as Instrument Number 20210628-0087227, Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on June 28, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 103 Holly Forest Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 23, 2023

Joshua Roetger

Stephanie Graves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Joshua Roetger and Stephanie Graves, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 23, 2023

Notary Public

My Commission Expires 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3515

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027