Karen Johnson Davidson County
Batch# 1007050 DEEDWARR
05/24/2023 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $3,629.70
20230524-0039185

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37470-12-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $981,000.00. Affiant Subscribed and sworn to before me this 24 day of May, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Fred Morgan Holzapfel, Sally A. Holzapfel 140 Brighton Close Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 104130F14000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas S. Bannen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred Morgan Holzapfel and Sally A. Holzapfel, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 140 Brighton Close, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 18th day of May, 2023.

Thomas S. Bannen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas S. Bannen, 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.

Witness my hand, at office, this 18th day of May, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 140 on the Plan of Units 139 and 140, Brighton Close, Phase II, as of record in Plat Book 7900, page 136, amended in Plat Book 7900, page 810, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas S. Bannen, unmarried, by deed dated December 3, 2020 from Amy S. Brown, unmarrried, of record in Instrument No. 20201211-0145482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104130F14000CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Brighton Close, of record in Instrument No. 20001003-0098148, amended in Instrument No. 20141202-0110443, and Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Brighton Close, a Planned Unit Development, Homeowners Association, Inc. of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 7900, page 136, amended in Plat Book 7900, page 810, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or 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 5/18/23 (date of document).

Affiant Signature

5/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

