Karen Johnson Davidson County
Batch# 1007345 DEEDWARR
05/24/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230524-0039254

WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #23-PA-0615-617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

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)
Madelyn K. Bollig	**NEW OWNER**	
(NAME)	(NAME)	**114 15 1B 017.00**
615 Old Hickory Blvd., Unit # 617		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **NORA LEIGH SULTAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADELYN K. BOLLIG** 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:

Land in Davidson County, Tennessee being Townhome Lot 17 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, Amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-128620, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

Being the same property conveyed to Nora Leigh Sultan, a Single Person, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20230105-0000928, in the Register's Office of Davidson County, Tennessee, dated January 04, 2023 and recorded on January 05, 2023.

This conveyance is subject to:
* Taxes for 2023 are a lien, but not yet due and payable.

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Westview Plaza, A Commercial Planned Unit Development, as recorded in Book 7900, Page 506 and Surveyor's Certificate of Correction recorded in Book 8905, Page 49.

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Novel Harpeth Heights (Formerly Phase I, Westview Plaza), as recorded in Instrument No. 20210519-0067525.

* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210115-0007399.

* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211105-0148324, as amended in Instrument No's. 20220314-0029617 and 20221212-0128620.

* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20201218-0150077.

* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20210115-0007394.

* Stormwater Management Committee Agreement as set forth in instrument recorded in Book 8891, Page 313.

* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030513-0064092.

* Agreement for Dedication of Public Right of way as set forth in instrument recorded in Instrument No. 20200824-0095115.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **615 Old Hickory Boulevard, Unit 617, Nashville, TN 37209**.

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 23rd day of May, 2023.

Nora Leigh Sultan by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Nora Leigh Sultan and acknowledged that he executed the same as the free act and deed of the said Nora Leigh Sultan.

Witness my hand, at office, this 23rd day of May, 2023.

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-23-23.

Affiant Signature

5-24-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY