Karen Johnson Davidson County
Batch# 1019815 DEEDWARR
06/27/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230627-0049009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

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

W-BRE-22-3201

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Rothwell Hollihan and Ellen Hollihan	**F & M Bank**	
(NAME)	(NAME)	
3201 Brookview Forest Drive	**221 Indian Lake Blvd**	180-04-0B-157.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Hendersonville, TN 37075**	
(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, **KAMAL SABA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC ROTHWELL HOLLIHAN AND ELLEN HOLLIHAN, HUSBAND AND WIFE,** 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 Lot No. 69 on the Plan of Final Plat of Brookview Forest, Phase V of record in Instrument No. 20090309-0021109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kamal Saba, a married man, by Warranty Deed from Nicholas Ray Porco, married, of record in Instrument No. 20160718-0073455, Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016. The said property having been awarded to Grantor per Final Decree of Divorce of record in the State of Illinois Circuit Court of the 15th Judicial Circuit County of Lee, Case No. 2020 D 51.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years,
- All matters shown on the Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20090309-0021109, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030829-0125803, amended in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee.
- Charter for Brookview Forest HOA of record in Instrument Number 20030918-0138293, in the Register's Office for Davidson County, Tennessee.
- Right of way easement of record in Book 8404, Page 676, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4276, Page 715, as re-recorded in Book 4404, Page 947, Book 4428, Page 138, amended in Book 4479, Page 448, in the Register's Office for Davidson County, Tennessee.
- Quitclaim deed for common area of record in Instrument Number 20111117-0090032, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20060104-0001198, in the Register's Office for Davidson County, Tennessee.
- Drainage and Maintenance easement of record in Instrument Number 20070323-0035374, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3201 Brookview Forest Drive, Nashville, Tennessee 37211**.

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 27th DAY OF JUNE, 2023.

Kamal Saba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAMAL SABA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2023.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of June, 2023.

Affiant Signature
Date 6-27-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024