Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RE-23-7212

Karen Johnson Davidson County
Batch# 1028615 DEEDWARR
07/20/2023 11 08.35 AM 2 pgs
Fees $13 00 Taxes $2,053.50

20230720-0055949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No TN-23-032

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Katharine Holley and Allen Holley	Bank of America, N.A.	141-15-0D-027.00 CO
(NAME)	(NAME)	
7212 Wexford Point	101 South Tryon Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty-Five Thousand And No/100 Dollars ($555,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD G. GRONEFELD AND WIFE, BARBARA A. GRONEFELD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHARINE HOLLEY AND ALLEN HOLLEY**, HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 27, as shown on the map entitled Phase I, Sheffield on the Harpeth, of record in Book 6900, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

This conveyance is subject to
Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 10, Register's Office for Davidson County, Tennessee
Any and all existing easements and restrictions as shown of record not stated herein

Being the same property conveyed to RICHARD G GRONEFELD AND WIFE, BARBARA A. GRONEFELD, by deed from GARY LEE KING AND WIFE, PAT B KING, of record in Book 9905, page 518, dated December 28, 1995, said Register's Office

unimproved ☐
This is improved ☒ property, known as 7212 Wexford Point, Nashville, TN 37221
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever, and we do covenant with 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 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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 14 day of July, 2023.

Richard G. Gronefeld

Barbara A. Gronefeld

State of Tennessee

County of Davidson

Personally appeared before me, a Notary Public of said County and State, Richard G. Gronefeld and Barbara A. Gronefeld, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of July, 2023.

Notary Public

Affix stamp/seal 7.9.24

