Karen Johnson Davidson County
Batch# 1035667 DEEDWARR
08/08/2023 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,389.35
20230808-0061238

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JILLIAN M. ZARECOR
STATE OF TENNESSEE
NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF Coffee

Actual consideration or value, whichever is greater is $375,500.00.

Affiant

Subscribed and sworn before me this the 4th day of August, 2023.

Jillian M. Zarecor
Notary Public
My commission expires: 12-8-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Misty & Robert Biggers	Misty Biggers	161-15-0B 054.00
3706 Lausanne Dr.	3706 Lausanne Dr.	
Nashville, TN 37211	Nashville, TN 37211	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ADAM H. HOLTHOUSE, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MISTY S. BIGGERS, AN UNMARRIED WOMAN, ROBERT R. BIGGERS, A MARRIED MAN, AND ROBERT C. BIGGERS, A MARRIED MAN, AS TENANTS IN COMMON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 217 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Adam H. Holthouse, a single man, by deed dated 10/10/2014, from Matthew W. Zink and wife, Margaret Zink, of record in Instrument No. 20141015-0095092, Register's Office for said County.

Transmission Line Easement of record in Book 2400, Page 596, Register's Office said County. Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, Register's Office said County. Right of Way Easement to Comcast of Nashville I, LLC of record in Instrument No. 20091020-0096978, in the Register's Office Davidson County, Tennessee. Right of Way Easement for Water Distribution and Access Road of record in Instrument No. 20020919-0114212, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20021104-0134971, Register's Office for Davidson County, Tennessee. All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Book 6250, Page 763, Plat Book 6900, Page 806, and Instrument No. 20021107-0137236, Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted. Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3706 Lausanne Dr., Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 4th day of August, 2023.

Adam H. Holthouse

STATE OF Florida

COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam H. Holthouse, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained by physical presence w/

Witness my hand and official seal this 4th day of August, 2023.

My commission expires: July 17, 2027

JOSEPH C CARTENUTO
Notary Public - State of Florida
Commission # HH 378249
My Comm. Expires Jul 17, 2027
Bonded through National Notary Assn.

Notary Public

Davidson **County Register of Deeds**

I, Rose M. Mines, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on August 4, 2023 (date of document).

Rose M Mines

Affiant Signature

Date: August 7, 2023

State of Tennessee

County of Coffee

Sworn to and subscribed before me this 7th day of August, 2023.

Jillian M. Zarecor

Notary Signature

MY COMMISSION EXPIRES: 12-8-2026

Notary's Seal (if on paper)

JILLIAN M. ZARECOR
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY