Karen Johnson Davidson County
Batch# 1038765 DEEDWARR
08/16/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230816-0063639

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

(Affiant)

Sworn to and subscribed before me this 8th day of August, 2023.

EMILY CROWDER NOTARY PUBLIC TENNESSEE CHEATHAM COUNTY

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
John + Nichole Herold
204 Quincee Ct.
Nashville TN 37210

Send Tax Bills To:
New Owner
Same

Map & Parcel No: 119-06-0-271.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Soldeo, LP, a Tennessee Limited Partnership, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

John Henry Herold, III and Nichole K. Herold, husband and wife, "the Grantee(s),"
The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section One Rosewood Estates of record in Plat Book 4955, Page 29, 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 Julie Radebaugh, unmarried woman by Warranty Deed from Brad H. Dodge, married of record in Instrument No. 20141231-0119184 and Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on December 13, 2014. Affidavit Regarding Scrivener's Error record in 20150126-0007384.

Being a portion of the same property conveyed to Soldeo, LLC, a Tennessee limited liability company by Quitclaim Deed from John Radebaugh and Julie Radebaugh, husband and wife of record in Instrument No. 20160205-0011244, Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 05, 2016.

Being the same property conveyed to Soldeo, LP, a Tennessee limited partnership by Quitclaim Deed from Soldeo, LLC, a Tennessee limited liability company of record in Instrument No. 20191104-0113458 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 04, 2019.

This is __X__ improved _____ unimproved property also known as 204 Glenrose Court, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2023.

Seller: Soldeo, LP, a Tennessee Limited Partnership

John C. Radebaugh, General Partner of SOLDEO, LP

Juliana Radebaugh, General Partner of SOLDEO, LP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of August, 2023, before me personally appeared **Soldeo, LP, a Tennessee Limited Partnership**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2023.

Notary Public:
My commission expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

File No. 2023-611

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 **08/08/23** (date of document).

Affiant Signature

08/15/23

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **15** day of **August**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY