Karen Johnson Davidson County
Batch# 1044599 DEEDWARR
08/31/2023 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $10,545.00
20230831-0068140

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37830-08-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,850,000.00. Affiant Subscribed and sworn to before me this 30th day of August, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jonathan Helm, Jenifer Helm 756 Darden Place Nashville, TN 37205	Jonathan Helm, Jenifer Helm 756 Darden Place Nashville, TN 37205	Map and Parcel No.: 10216006300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert P. Debastiani and wife, Katherine A. Johnson** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan Helm and Jenifer Helm, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 756 Darden Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of August, 2023.

Robert P. Debastiani by Gerald G. Patterson, Atty-In-Fact

Robert P. Debastiani by Gerald G. Patterson,
his attorney-in-fact

Katherine A. Johnson by Gerald G. Patterson, Atty-In-Fact

Katherine A. Johnson by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Robert P. Debastiani, and he is authorized by Robert P. Debastiani to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of August, 2023.

Eileen K. Hopkins

Notary Public

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Katherine A. Johnson, and he is authorized by Katherine A. Johnson to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of August, 2023.

Eileen K. Hopkins

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Hillwood Estates, Section Nine - Part Two, as of record in Plat Book 2331, Page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert P. Debastiani and wife, Katherine A. Johnson, by Warranty Deed from James M. Halloran, married and William C. Allen, married, of record in Instrument No. 20061027-0133643, in the Register's Office of Davidson County, Tennessee, dated October 20, 2006 and recorded on October 27, 2006.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10216006300.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates Section Nine - Part Two, as recorded in Plat Book 2331, Page(s) 28.
4. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4311, Page 269.
5. Easement for the flow of the waters of Unknown, and the rights of the public therein.
6. Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
7. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/30/23 (date of document).

Affiant Signature

8/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

