Karen Johnson Davidson County
Batch# 1051299 DEEDWARR
09/19/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $5,006.13
20230919-0073243

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LR-PR-23-1071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,353,007.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

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)
Dante Colombatti and Cathy Colombatti	Dante & Cathy Colombatti	
(NAME) **1071 2nd Avenue South**	(NAME) 1260 Mesa Rd.	105 03 0 095.00
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) San Marino, CA 91108	
(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, **JOSH HELLMER AND WIFE, JENNIFER HELLMER**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANTE COLOMBATTI AND CATHY COLOMBATTI**, 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 situated in Davidson County, Tennessee being the Southerly 30 feet of Lot No. 24 on the Plan of Paul's Elysian Grove Lots, as of record in Plat Book 1, Page 134, Chancery Court at Nashville.

Said part of Lot No. 24 fronts 30 feet on the Westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines, 135 feet more or less to an alley.

Being the same property conveyed to Josh Hellmer and wife, Jennifer Hellmer, by Warranty Deed from David Pritchard, of record in Instrument No. 20160415-0036550, in the Register's Office of Davidson County, Tennessee, dated April 13, 2016, and recorded on April 15, 2016.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Paul's Elysian Grove Lots, as recorded in Plat Book 1, Page(s) 134.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20170714-0070950.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1071 2nd Avenue South, Nashville, Tennessee 37210**.

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 13th DAY OF SEPTEMBER, 2023.

Josh Hellmer

Jennifer Hellmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, 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 13th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER HELLMER, 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 13th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 9/13/2023 (date of document).

Affiant Signature

9/13/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of SEPTEMBER, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025