Karen Johnson Davidson County
Batch# 1074403 DEEDWARR
11/22/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,864.80
20231122-0090833

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-TC-0100-PK

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terry Oaks	**NEW OWNER**	
(NAME)	(NAME)	**142 08 0A 001.00**
100 Holly Forest		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **FRANK RYAN BALLEK, III AND KRISTEN B. GRUHN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRY OAKS, AN UNMARRIED MAN** 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 in Davidson County, Tennessee, being Unit No. 1 of the Phase I, Coronada Town Home, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee to which source reference is hereby made for a more complete description. Together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Frank Ryan Ballek III and Kristen B. Gruhn, husband and wife, by Warranty Deed from John S. Housden and Janet P. Housden, husband and wife, of record in Instrument No. 20220302-0023730, in the Register's Office of Davidson County, Tennessee, dated March 01, 2022 and recorded on March 02, 2022.

Being the same property conveyed to Janet P. Housden and John S. Housden, wife and husband, by Special Warranty Deed from Regions Bank, of record in Instrument No. 20120725-0065432, in the Register's Office of Davidson County, Tennessee, dated July 11, 2012 and recorded on July 25, 2012.

This conveyance is subject to:

* 2023 Taxes, a lien now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Coronada Town Home Condominiums, as recorded in Plat Book 4860, Page(s) 26.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase I, Coronada Town Home Condominiums Condominium of record in Book 4901, Page 679, as amended by instrument(s) of record in Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675 and Book 5869, Page 269; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the

land embracing the regime and building thereon.
* Easement for Underground Utility, recorded in Book 7173, Page 324.
* Easement for Right of Way, recorded in Instrument No. 20130118-0006281.
* Easement recorded in Easement recorded in Book 9045, Page 954.
* PCS Site Agreement as set forth in instrument recorded in Book 10237, Page 775.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **100 Holly Forest, Nashville, TN 37221**.

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 20th day of November, 2023.

Frank Ryan Ballek, III

Kristen B. Gruhn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2023, before me personally appeared Frank Ryan Ballek, III, 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 20th day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2023, before me personally appeared Kristen B. Gruhn, 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 20th day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of November, 2023.

Affiant Signature
Date 11-20-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024