Karen Johnson Davidson County
Batch# 1080665 DEEDWARR
12/11/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20231211-0095541

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146286** BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 11th day of December, 2023. Brooke Hicks Notary Public My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner: Bastian Heiko Veiser and Rebecca Eloise King 926 Thomas Avenue Nashville TN 37216	Send Tax Bills To: ~~New Owner~~ BH Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467	Tax Information: Tax Parcel ID No. 072-06-0X-001.00 CO

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, **Daniel Holland and Alexandra Adams Holland, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Bastian Heiko Veiser, a single person, and Rebecca Eloise King, a single person, as joint tenants with rights of survivorship.** , ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 926A on the plan of Homes at 926 Thomas Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 926 Thomas Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160224-0017462, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DANIEL HOLLAND AND ALEXANDRA ADAMS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from RACHEL LOVEJOY, of record in Instrument No. 20210420-0052404, dated April 15, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 072-06-0X-001.00 CO.

Matters shown on the Plan of record in Plat Book 547, page 22, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160224-0017462, said Register's Office.

This is improved property located at 926 Thomas Avenue Nashville TN 37216

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 11th day of December, 2023.

Daniel Holland

Alexandra Adams Holland

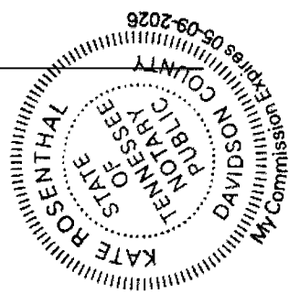
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Holland and Alexandra Adams Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2023.

Notary Public

My Commission Expires: 05-09-2026



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 11, 2023** (date of document).

Affiant Signature

December 11, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 11th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25