Karen Johnson Davidson County
Batch# 1088210 DEEDWARR
01/03/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240103-0000717

WARRANTY DEED

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

File No. LH-23-5723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody Schaefer and Christie Gellert	Rocket Mortgage	
(NAME)	(NAME)	
4117 Stone Hall Boulevard	1050 Woodward Ave	085-04-0A-093.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jonathan Holler and Amanda Holler**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Schaefer, a single person and Christie Gellert, a single person, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, descried as follows, to-wit:

Being Lot No. 93 on the Plan of Final Plat of The Reserve at Stone Hall, Phase 1, Section 1B, Planned Unit Development of record in Plat at Instrument No. 20110317-0020906, 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 Jonathan Holler and wife, Amanda Holler by Warranty Deed from Cale P. Carver, unmarried of record in Instrument No. 20180627-0062049 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

This is property more commonly known as:
4117 Stone Hall Boulevard, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 3rd day of January, 2024.

Jonathan Holler

Amanda Holler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 2024, before me personally appeared Jonathan Holler and Amanda Holler, 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 3rd day of January, 2024.

Notary Signature
My commission expires:



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1-3-2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-3-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** January **,** 2024 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

