Karen Johnson Davidson County
Batch# 1091274 DEEDWARR
01/12/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240112-0002812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION AND 00/100 (1,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/22/2026

(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ann Marie Walp and Keith Walp (NAME)	**NEW OWNER** (NAME)	**083 08 0E 001.00**
614 Rosebank Avenue Nashville, TN 37206 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of January, 2024, the undersigned, **NATALIE HOLLABAUGH AND STEPHEN HOLLABAUGH, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ANN MARIE WALP AND KEITH WALP, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **614 ROSEBANK AVENUE, NASHVILLE, TN 37206** and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 614, as established in Declaration of Covenants, Conditions and Restrictions for The Townhomes at Rosebank Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151103-0111722, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Natalie Hollabaugh and Stephen Hollabaugh, Wife and Husband, by Warranty Deed from James Andrew Knight, an Unmarried Man and Joseph S. Knight, an Unmarried Man, of record in Instrument No. 20210607-0076280, in the Register's Office of Davidson County, Tennessee, dated June 02, 2021 and recorded on June 07, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this ~~12th~~ 11th day of January, 2024. mm

GRANTOR: Natalie Hollabaugh

STATE OF ~~TENNESSEE~~ mm) Montana
COUNTY OF ~~DAVIDSON~~ mm) Gallatin

Personally, appeared before me, a Notary Public of the aforesaid authority, **Natalie Hollabaugh**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~12th~~ 11th mm day of January, 2024.

Notary Public

2.1.2026
My Commission Expires

MELISSA MEREDITH
Notary Public
for the State of Montana
Residing at:
Belgrade, Montana
My Commission Expires:
February 1, 2026

GRANTOR: Stephen Hollabaugh

STATE OF ~~TENNESSEE~~ mm) Montana
COUNTY OF ~~DAVIDSON~~ mm) Gallatin

Personally, appeared before me, a Notary Public of the aforesaid authority, **Stephen Hollabaugh**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~12th~~ 11th mm day of January, 2024.

Notary Public

2.1.2026
My Commission Expires

MELISSA MEREDITH
Notary Public
for the State of Montana
Residing at:
Belgrade, Montana
My Commission Expires:
February 1, 2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/11/24 (date of document).

Affiant Signature

1/12/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

