Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT291200176

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1091487 DEEDWARR
01/22/2024 11:05:17 AM 2 pgs
Fees: $13.00 Taxes: $2,390.20

20240122-0003102

G-P-23-1510E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $646,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC VINCENT RUTHERFORD COUNTY My Commission Expires 11-22-2025

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)
Elizabeth MK Sullivan and Bryan E. Pieper	Same	
(NAME)	(NAME)	**073-13-0L-001.00-CO**
1510E Rosebank Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ERIN GRUBER AND CHRISTIAN KOHL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH MK SULLIVAN AND BRYAN E. PIEPER, WIFE AND HUSBAND AS TENANCY BY ENTIRETY,** 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 E of 1510 E & F Rosebank Cottages, with Private Elements and Limited Common Elements, as set out in the Declaration of Covenants, Conditions and Restrictions, establishing a Horizontal Property Regime, of record as Instrument # 20160229-0018840, and amendment No. 1 recorded in Instrument No. 20160316-0025032 Register's Office for Davidson County, Tennessee, together with the appurtenant interest in Private Elements and Limited Common Elements, with an undivided parentage interest in the Common Elements appurtenant to said Unit, reference to which is hereby made for a more complete description of said Unit, as described in Exhibit D attached thereto, the rights and obligations of the Declarant, the Unit Owners and the By-Laws of the Association of Owners.

Being the same property conveyed to Erin Gruber and Christian Kohl, wife and husband by Warranty Deed from Chieloka K. Okonkwo of record in Instrument No. 20190805-0076918 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 05, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 104, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160229-0018840 and amended in Instrument No. 20160316-0025032, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 982, Page 690, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160311-0023565, in the Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement of record in Instrument Number 20161007-0106341, in the Register's Office for Davidson County, Tennessee.
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is ***improved*** *property known as:* **1510E Rosebank Avenue, Nashville, Tennessee 37206**.

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 11th DAY OF JANUARY, 2024.

Erin Gruber

Christian Kohl

STATE OF PA
COUNTY OF Phila.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN GRUBER, 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 11th of January, 2024.

Notary Public
My Commission Expires: 12-23-24
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
DEBRA J. POHL, Notary Public
Philadelphia County
My Commission Expires December 23, 2024
Commission Number 1130632

STATE OF PA
COUNTY OF Phila.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIAN KOHL, 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 11th of January, 2024.

Notary Public
My Commission Expires: 12-23-24
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
DEBRA J. POHL, Notary Public
Philadelphia County
My Commission Expires December 23, 2024
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212