WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-P-24-675

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)
Lauren Rachele Theobald and Julia Nicole Theobald	**Luminate Home Loans, Inc.**	
(NAME) **675 Harpeth Trace Drive**	(NAME) **2523 S. Wayzata Blvd., Ste. 200**	**143-02-0C-041.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Minneapolis, MN 55405**	
(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, **BARRY LEE THEOBALD AND MARIA TERESA THEOBALD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN RACHELE THEOBALD, UNMARRIED, AND JULIA NICOLE THEOBALD, A SINGLE PERSON,** 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 Lot No. 41 on the Plan of Harpeth Knoll Planned Unit Development of record in Plat Book 5200, Page 764, 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 Barry Lee Theobald and Maria Teresa Theobald, husband and wife by Warranty Deed from Gerald B. Stephenson and Catherine Stephenson, Husband and wife of record in Instrument No. 20200702-0071627 Register's Office for Davidson County, Tennessee, dated June 16, 2020 and recorded on July 02, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 764, 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 Book 6280, Page 478, as amended in Instrument No. 20070405-0041277, and amended in Instrument No. 20200506-0047306, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6280, Page 486, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6272, Page 636, as amended in Book 8176, Page 699 and Instrument No. 20170421-0039040, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 6353, Page 228, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metropolitan Government of Nashville and Davidson County for water and sewerage services of record in Book 7121, Pages 235 and 291, in the Register's Office for Davidson County, Tennessee.
- Grant of PAD Mounted Transformer Easement to Metropolitan Government of record in Book 7465, Page 719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **675 Harpeth Trace Drive, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch # 1096721 **DEEDWARR**
02/01/2024 10:58:13 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20240201-0007111

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 30th DAY OF JANUARY, 2024.

Barry Lee Theobald
Barry Lee Theobald

Maria Teresa Theobald
Maria Teresa Theobald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY LEE THEOBALD, 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 30th of January, 2024.

Jill Branyan
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA TERESA THEOBALD, 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 30th of January, 2024.

Jill Branyan
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212