THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**. **Affiant** Subscribed and sworn to before me, this **6th day of March, 2024**. **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1109001 DEEDWARR
03/08/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240308-0016310

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katherine G. Wahidi **767 Bradburn Village Way** **Antioch, TN 37013**	**The Federal Savings Bank** **4120 W. Diversey Ave, Suite C501** **Chicago, IL 60639**	**164 06 0B 173.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Noah Krebsbach, a single man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Katherine G. Wahidi, a married woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 173 of The Townhomes of Bradburn Village, a Horizontal Property Regime with Private Elements, Phase 2, Section 2, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Bradburn Village, a Horizontal Property Regime, of record in Instrument Number 20060816-0101099, as Amended in Instrument No. 20070717-0084884; Instrument No. 20180713-0068064; Amended and Restated in Instrument No. 20070817-0098536; Supplemented in Instrument No. 20121109-0103798; Instrument No. 20180226-0017976; Instrument No. 20180924-0094137; Instrument No. 20210329-0041050 and Assignment of Developer's Rights recorded in Instrument No. 20170802-0078538; Instrument No. 20210329-0041049, in the Register's office for Davidson County, Tennessee, and with said Unit 173 being depicted on Exhibit "A" to the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village to Add Phase 2, Section 2, of record as Instrument No. 20190605-0053811, in said register's office, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Noah Krebsbach, a single man, by Warranty Deed from Andrew Vidal Driver Sr., and Doris Driver, husband and wife, of record in Instrument No. 20230302-0014891, in the Register's Office of Davidson County, Tennessee, dated February 27, 2023 and recorded on March 02, 2023.

Being the same property conveyed to Andrew Vidal Driver Sr., and Doris Driver, Husband and Wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20200206-0013894, in the Register's Office of Davidson County, Tennessee, dated January 17, 2020 and recorded on February 06, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **767 Bradburn Village Way, Antioch, TN 37013**.

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 in 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(s) this **6th day of March, 2024.**

Noah Krebsbach

STATE OF OHIO
COUNTY OF MONTGOMERY

On this 6th day of March, 2024, before me personally appeared Noah Krebsbach, 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 6th day of March, 2024.

Notary Signature
My commission expires: 12/21/2026

NOTARIAL SEAL
STATE OF OHIO

TASTEE F SMITH
Notary Public, State of Ohio
My Commission Expires
12/21/2026

HE-2024-059

Certificate of Authenticity

I, Tonya Loftin, 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 3/6/2024.

Date

Tonya Loftin
Affiant Signature

March 8, 2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of March, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)