Karen Johnson Davidson County
Batch# 1109620 DEEDWARR
03/11/2024 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20240311-0016769

**THIS INSTRUMENT PREPARED BY:**
Wesley D. Turner
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

**Affiant**

Subscribed and sworn to before me, this 8th day of March, 2024.

Notary Public

My Commission Expires: 3/3/26

Address New Owner As Follows:
Steven Dobel
3504 A Wrenwood Drive
Nashville, TN 37205

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
104-01-4H-001.00CO

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVEN DOBEL, an unmarried man, hereinafter called the Grantee, his

heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3504 Wrenwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20211116-0152784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Charles K. Kinzer and wife, Rita M. Kinzer, of record in Instrument No. 20211116-0152783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee.

3. Easement to the City of Nashville of record in Book 1943, page 500, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for 3504 Wrenwood Avenue Townhomes, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20211116-0152784, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20231013-0080275, Register's Office for Davidson County, Tennessee.

This is improved property known as 3504 A Wrenwood Drive, Nashville, Tennessee 37205.

**WITNESS** my hand this 8th day of March, 2024.

**HR PROPERTIES OF TENNESSEE,**
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 8th day of March, 2024.

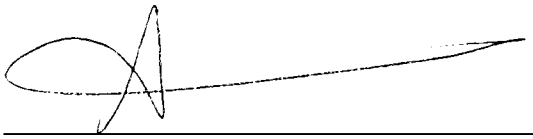
_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-11-2024.



Affiant Signature

3-11-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-11-2024.

Notary's Signature

My Commission Expires: 9-21-26




Notary's Seal