WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

LINDSAY B FATTAF STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

G-SH-24-612B

(Karen Johnson
Batch # 1139836
05/28/2024 12:58:20 PM
Fees: $13.00 Taxes: $2,660.30

Davidson County
DEEDWARR
2 pgs

20240528-0039407

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:	
Kristofer Nonn and Helen Lewis Martin Nonn	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
612 B Eastboro Drive	**1036 Stearman Drive, Suite 6**	**091094X00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**White House, TN 37188**	
(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, **GEORGE ALEXANDER TOLBERT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTOFER NONN AND HELEN LEWIS MARTIN NONN, HUSBAND AND WIFE,** 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:

Certain Tracts or Parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Residences at 612 Eastboro, a Horizontal Property Regime with Private elements of record as Instrument No. 20210903-0118955 and being shown on plat attached thereto as Exhibit "B", 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 George Alexander Tolbert by Quit Claim Deed from Erin Tolbert of record as Instrument No. 20240322-0020059 in the Register's Office for Davidson County, Tennessee, dated March 20, 2024 and recorded on March 22, 2024.

Being a portion of the same property conveyed to Erin Tolbert, married woman by Warranty Deed from Joseph B. Walker, Candance M. Hooker, Lydia N. Hooker, Emmy Hooker, Inge K. Hooker, Anna F. Hooker, Houston H. Hooker, Michael Hooker and George Hooker, devisees under the Last Will and Testament of Toni J. Rothfuss of record in Instrument No. 20201209-0143361 in the Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 9, 2020.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Instrument No. 20210722-0098407 and Plat Map of record in Plat Book 3842 Page 145 in the Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements contained in the Declaration of Restrictions of record in Instrument No. 20210903-0118955 in the Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
- County 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: **612 B Eastboro Drive , Nashville, Tennessee 37209**.

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 24th DAY OF MAY, 2024.

George Alexander Tolbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before ~~me, the~~ undersigned, a Notary Public in and for said County and State, GEORGE ALEXANDER TOLBERT, 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 24th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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