Karen Johnson
Batch # 1147719
06/17/2024 09:37:34 AM
Fees: $13.00 Taxes: $2,719.50

Davidson County
DEEDWARR
2 pgs

20240617-0044993

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater for this transfer is $735,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 13th day of June, 2024.<br><br>Notary Public<br><br>My commission expires: 5-09-26<br>(AFFIX SEAL) |
|---|---|

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Holland Helton** | NEW OWNER | **Map 084-05-0-B Parcel 036.00co** |
| **3424 Shelby Bottoms Bend** | | |
| **Nashville, TN 37216** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Gian Brehm and Caroline Brehm, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Holland James Helton**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No. 36 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20160707-0069540, and amended in Instrument No. 20161020-0110945, Instrument No. 20230123-0005073, Instrument No. 20240411-0025792, and Instrument No. 20240411-0025793, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of East Greenway Park, shown on Exhibit "B" to the First Amendment to the Declarations of record in Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**BEING the same property conveyed to Gian Brehm and Caroline Brehm, husband and wife, by Deed dated September 16, 2019 from East Greenway Park, LLC, a Tennessee limited liability company, of record in Instrument No. 20190917-0094065, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160707-0069540, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Subject to all matters shown on the Plan of record in Plat Book 161, Page 163, Register's Office for Davidson County, Tennessee. 3) Declaration of Protective Covenants, Conditions and Restrictions, By-Laws and Attorneys Opinion for East Greenway Park, of a Townhouse Planned Unit Development, of record in Instrument No. 20160707-0069540 and amended in Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee. 4) Charter of East Greenway Park Owners' Association, Inc., of record in Instrument No. 20170809-0081522 and Article of Correction to Charter of East Greenway Park Owners' Association, Inc., recorded in Instrument No. 20170818-0085273, in the Register's Office for Davidson County, Tennessee. 5) Grant of Easement for Comcast of record in Instrument No. 20181029-0106559, said Register's Office. 6) Notice of Completion filed June 14, 2019, of record in Instrument No. 20190614-0057596, said Register's Office. 7) Declaration of Restrictions and Covenants for Storm Water Facilities and Systems, of record in Instrument No. 20141205-0111597, said Register's Office. 8) Charter of LLC of record in Instrument No. 20161221-0134408, said Register's Office. 9) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **3424 Shelby Bottoms Bend, Nashville, TN 37216**

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 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 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 13th day of **June, 2024.**

**Gian Brehm**

**Caroline Brehm**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Gian Brehm and Caroline Brehm,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **June, 2024.**

**Notary Public**

**My Commission Expires:** 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY