Karen Johnson Davidson County
Batch# 1149168 DEEDWARR
06/20/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,172.83
20240620-0046389

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Patricia Lynn Spielman
1000 Tulip Way
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

New owner

MAP	**155-8**
GROUP	**E**
PARCEL	**003.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Thomas Rohling, unmarried and Karen Bottorff Rohling, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Patricia Lynn Spielman, an unmarried woman and Jonathan K. Williams, a single man**, 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 Lot No. 3 on the Plan of Resubdivision, Bellevue Highlands,Phase 1, of record in Instrument No. 20010202-0010398, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel Thomas Rohling and Karen Bottorff Rohling, husband and wife by deed from Troy A. Milner, a single man of record in Inst No. 20131016-0108201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **1000 Tulip Way, Nashville, Tennessee 37221.**

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **20th** day of **June, 2024.**

Daniel Thomas Rohling

Karen Bottorff Rohling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel Thomas Rohling and Karen Bottorff Rohling**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of June, 2024.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $587,250.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of June, 2024.

NOTARY PUBLIC

SONDRA MOUNGEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2025 MAURY COUNTY

My Commission Expires:

Certificate of Authenticity

I, Holly Ray, 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 06/20/2024.

Date

Holly Ray

Affiant Signature

06/20/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY