Karen Johnson Davidson County
Batch# 1172110 DEEDWARR
08/20/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240820-0063606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHLEEN HALE NICOLE LAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-6-2027

B-SH-24-197

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:	MAP / PARCEL NUMBER (S):
Spencer Holleman and Francesca Holleman	NEW OWNER	
(NAME)	(NAME)	**133-02-0C-001-00-CO**
197 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **SOUTH NASHVILLE DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER HOLLEMAN AND FRANCESCA HOLLEMAN, 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:

Land in Davidson County, Tennessee, being Unit Nos. 197 on the Plan of 201 Antioch Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221110-0120378, and Amended Instrument No. 20240419-0028146, 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 a portion of the same property conveyed to 189-203 Antioch Pike, GP, a Tennessee general partnership by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20210917-0125557 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021.

Being a portion of the same property conveyed to South Nashville Development, GP, a Tennessee General Partnership by Quitclaim Deed from 189-203 Antioch Pike, GP, a Tennessee general partnership of record in Instrument No. 20221110-0120376, Register's Office for Davidson County, Tennessee, dated November 8, 2022 and recorded on November 10, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 65, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20221110-0120378, and Instrument No. 20240419-0028146 Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants of record in Instrument Number 20240312-0017147, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants of record in Instrument Number 20240312-0017143, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20221123-0123989, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **197 Antioch Pike, Nashville, Tennessee 37211**.

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 19th DAY OF AUGUST, 2024.

South Nashville Development, GP

BY:_____
Jeff Gaw
Authorized Signer

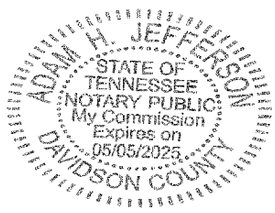
BY:_____
Jody Roberts
Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, signing for SOUTH NASHVILLE DEVELOPMENT, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED SIGNER of SOUTH NASHVILLE DEVELOPMENT, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of August, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODY ROBERTS, signing for SOUTH NASHVILLE DEVELOPMENT, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED SIGNER of SOUTH NASHVILLE DEVELOPMENT, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of August, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



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

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/19/2024.

Date

Affiant Signature

8/19/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

