Karen Johnson
Batch # 1175432
08/29/2024 03:32:26 PM
Fees: $13.00 Taxes: $921.30
Davidson County
DEEDWARR
2 pgs
20240829-0066687

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63746
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradley Holland Amy Holland 139 Hicks Rd. Nashville, TN 37221	Innovative Mortgage Services, Inc. 17717 Hunting Bow Circle Unit 101 Lutz, FL 33558

TAX MAP PARCEL NUMBERS: 142150C13900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hara Dembowski, heir at law of Illene B. Gross**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Holland and Amy Holland, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 139 of Breckenridge Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6808, page 5, amended in Book 7020, page 848, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Illene B. Gross by Warranty Deed from Dawn P. Stevenson, unmarried, dated May 12, 1997 and recorded on May 14, 1997 of record in Book 10453, page 133, Register's Office for Davidson County, Tennessee. The said Illene B. Gross has since died. By Affidavit of Heirship of record in Instrument No. 20240829006686, Hara Dembowski, was established as the heir at law of Illene B. Gross.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed of record in Book 6808, page 5 amended in Book 7020, page 848, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement for sewer of record in Book 7104, page 503, said Register's Office Stormwater Detention Agreement of record in Book 5409, page 354, said Register's Office. Agree for Dedication of Public Utilities Easement of record in Book 10160, page 83, said Register's Office. The provisions of the condominium Master Deed of record in Book 6808, page 45, amended in Book 7020, page 848, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Breckenridge Condominium Homeowner's Association of record in Book 6870, page 628, amended in Book 7798, page 415, said Register's Office.

This is improved property, known as 139 Hicks Road, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of August, 2024.

Hara Dembowski

State of Tennessee

County of Davidson

On this 12th day of August, 2024, before me the undersigned authority, personally appeared Hara Dembowski, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $249,000.00.

Affiant

Sworn and subscribed before me this 23rd day of August, 2024.

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

My Commission Expires: _____ Notary