WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: 5/8/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson
Batch # 1180185
09/10/2024 02:56:00 PM
Fees: $13.00 Taxes: $2,463.83

Davidson County
DEEDWARR
2 pgs

20240910-0069827

File #24-TC-620.

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark McRoberts and Jody McRoberts	**NEW OWNER**	
(NAME)	(NAME)	
6202 B Louisiana Ave		**091 02 3Y 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

MICHAEL RIEBELING AND EMILY GRACE RIEBELING, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARK MCROBERTS, AND JODY MCROBERTS, 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 No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6202 LOUISIANA AVENUE TOWNHOMES, A Horizontal Property Regime with Private Elements of record as Instrument No. 20160216-0014444 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 Michael Riebeling and Emily Grace Brandes, as joint tenants with right of survivorship, by Warranty Deed from Justin A. McCombs and Jennifer Dawn McCombs, husband and wife, of record in Instrument No. 20190328-0028050, in the Register's Office of Davidson County, Tennessee, dated March 27, 2019, and recorded on March 28, 2019.

Michael Riebeling and Emily Grace Brandes have since married. Emily Grace Brandes is nka Emily Grace Riebeling.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160216-0014444.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6202 B Louisiana Avenue, Nashville, TN 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 9th day of September, 2024.

Michael Riebeling

Emily Grace Riebeling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2024, before me personally appeared Michael Riebeling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of September, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2024, before me personally appeared Emily Grace Riebeling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of September, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER W-LHOT-24-6202