Karen Johnson Davidson County
Batch# 1184558 DEEDWARRSP
09/20/2024 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,687.20
20240920-0073221

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE September 20, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

CASSIE ANNE STARLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-19-2026

2024-08-2098

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TENNESSEE 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Timothy L. Hoogenboom and Cathleen K. Hoogenboom 698 Timber Lane Nashville, TN 37215	NEW OWNER 507 Carter Road Goshen, IN 46526	Map/Parcel 117-02-0C-050-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Truist Bank, Executor of Estate of Helen Katharin Omberg**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy L. Hoogenboom and Cathleen K. Hoogenboom, husband and wife**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 50, together with the Carport Designated No. 50-A of the Regency Park Condominiums (formerly Woodlawn Manor, Inc. Condominiums), created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated together with the carport established by Master Deed of record in Book 3815, Page 778, as amended by Instruments of record in Book 3907, page 839, Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047,Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994, Instrument No. 20110525-0040197 and Instrument No. 20171030-0110958 said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, and as more particularly shown on the Plat of Regency Park of record in Plat Book 3700, Page(s) 111 and 112, said Register' s Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Arthur C. Omberg and wife, Helen Philips Omberg, by deed from Joy Joslyn MacNulty, of record in Book 4699, page 362, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arthur C. Omberg and wife, Helen Philips Omberg, by deed from William Kirk MacNulty, of record in Book 4699, page 365, Register's Office for Davidson County, Tennessee. The said Arthur C. Omberg having since died on October 2, 1984, leaving Helen Philips Omberg as the surviving tenant by the entirety. The said Helen Philips Omberg having since died testate on November 9, 1991 with her estate having been filed for probate with the Davidson County Probate Court, Case No. 98245. Pursuant to the *Last Will and Testament* of the said Helen Philips Omberg and that certain *Affidavit-Confirmation of Title* of record in Book 8572, page 442, Register's Office for Davidson County, Tennessee, the property herein conveyed was devised to Helen

K. Omberg, the then sole heir at law of Helen Philips Omberg. The said Helen K. Omberg having since died testate on March 6, 2023 with her estate having been filed for probate with the Davidson County, Tennessee Circuit Court (Probate Division), Case No. 23P724. Pursuant to the *Last Will and Testament* of the said Helen Katharin Omberg, the decedent's interest in real property which she owned at the time of her death was to be administered as part of her estate subject to the control of her Personal Representative who was vested with the full power to, among other things, grant, bargain, sell and convey the decedent's interest in the subject real property. *Letters Testamentary* were issued to Truist Bank, as Executor of the Estate of Helen Katharin Omberg. The said Helen K. Omberg and the said Helen Katharin Omberg being one and the same person.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 have been paid by the Grantor at closing and were prorated between the parties; Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 698 Timber Lane, Nashville, TN 37215.

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 claiming by, through, or under the Grantor, but not further or otherwise.

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.

Effective the 10 day September, 2024.

[The remainder of this is page is left blank intentionally.
Signature and Notary Acknowledgment appear on the following page.]

GRANTOR:

Estate of Helen Katharin Omberg

By: Truist Bank, Executor

By: _____
Amber Darrow, Vice President

STATE OF Georgia
COUNTY OF Coweta

On this 18th day of September, 2024, before me personally appeared **Amber Darrow**, Vice President of Truist Bank, Executor of Estate of Helen Katharin Omberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President of Truist Bank, Executor of the Estate of Helen Katharin Omberg, the within named bargainor, and that such Amber Darrow, Vice President of Truist Bank, Executor of the Estate of Helen Katharin Omberg, as such Vice President of Truist Bank, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Truist Bank, Executor of the Estate of Helen Katharin Omberg, as such Vice President.

Witness my hand, at office, this 18 day of September, 2024.

My Commission Expires: 12-28-26

_____
Notary Public

ALEXIS MOORE
NOTARY PUBLIC
Coweta County
State of Georgia
My Comm. Expires Dec. 28, 2026

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 September 18, 2024.

Date

Affiant Signature

9/20/2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

