Karen Johnson
Batch # 1189900
10/04/2024 11:18:14 AM
Fees: $13.00 Taxes: $2,294.00

Davidson County
DEEDWARR
2 pgs

20241004-0077204

Warranty Deed

KARA L. WALL TENNESSEE NOTARY PUBLIC My Comm Exp. 05/09/2026 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $620,000.00. Affiant Subscribed and sworn to before me, this the 1st day of October, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY **WAGON WHEEL TITLE** **204 SOUTH 11TH STREET** **NASHVILLE, TN 37206** **615.650.5100**	**Return to:** **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **FILE #: G-CT-24-1622A**

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Abby Chen and Thomas Wert	Legacy Homes Loans, LLC DBA Steadfast Mortgage	072-15-0X-001.00-CO
1622A Porter Avenue	408 Highway 76	
Nashville, TN 37206	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERNEST NOLAN AND ABRAHAM REYBOLD, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBY CHEN, AN UNMARRIED WOMAN, AND THOMAS WERT, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1622 Porter Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160229-0018965, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ernest Nolan, an unmarried man and Michael Van Kerckhove, an unmarried man, As Joint tenants with right of survivorship by Warranty Deed from HCB Properties, LLC, A Tennessee Limited Liability company of record in Instrument No. 20170322-0028208 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 22, 2017.

Being the same property conveyed to Ernest Nolan, unmarried by Quitclaim Deed from Michael Van Kerchkhove, unmarried of record in Instrument No. 20180627-0062206 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

Being the same property conveyed to Ernest Nolan and Abraham Reybold, a married couple, Joint Tenants with Rights of survivorship by Quitclaim Deed from Ernest Nolan, married, who acquired title as an unmarried man, joined by their spouse, Abraham Reybold of record in Instrument No. 20211019-0140371 Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 19, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1622A Porter Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2024.

Ernest Nolan

Abraham Reybold

STATE OF Missouri
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ernest Nolan and Abraham Reybold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2024.

Notary Public

My Commission Expires: 09/14/2028

MARCUS PRYOR
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Sep. 14, 2028
Commission # 20993630