WARRANTY DEED

Karen Johnson Davidson County
Batch# 1190988 DEEDWARR
10/08/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20241008-0078003

DM-BR-24-1000-102

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF ~~DAVIDSON~~ Denver

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2024.

Notary Public

LISA MARIE MADRIGAL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154037299
MY COMMISSION EXPIRES SEP 21, 2027

MY COMMISSION EXPIRES: 9.21.2027

(AFFIX SEAL)

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)
Darbie Bredemeier	NEW OWNER	
(NAME)	(NAME)	
1000 Warren Street #102		**081-16-0C-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **PINAR POLAT, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARBIE BREDEMEIER, A SINGLE WOMAN,** 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 102, Park Place Court, as shown on Plat of record in Instrument No. 20060419-0044909 and Declaration of Covenants, conditions and Restrictions recorded in Instrument No. 20070420-0047604, Amended in Instrument No. 20070427-0050429,in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pinar Polat, an unmarried woman by Warranty Deed from Benjamin C. Rigsby, married of record in Instrument No. 20130506-0045106 Register's Office for Davidson County, Tennessee, dated May 03, 2013 and recorded on May 06, 2013.

Pinar Polat has since married. This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument 200604190044909, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200704200047604, amended in Instrument 200704270050429, Register's Office for Davidson County, Tennessee.
- Charter in Instrument 200704300051125, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200603080027165, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common areas in Instrument 200705080055160, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Warren Street #102, Nashville, Tennessee 37208**.

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 2nd DAY OF OCTOBER, 2024.

Pinar Polat

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver

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

Witness my hand and official seal, this the ~~3rd~~ 2nd of October, 2024.

Notary Public
My Commission Expires: 9.21.2027
(SEAL)

LISA MARIE MADRIGAL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154037299
MY COMMISSION EXPIRES SEP 21, 2027

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/2/2024.

Affiant Signature

10.7.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY