Karen Johnson Davidson County
Batch# 1195945 DEEDWARR
10/21/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241021-0081470

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240948903**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2024. Notary Public My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Brooks Robert Herring and Kristin Marie Herring 1608 Overcreek Court Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 149 12 0B 052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Gollobin f/k/a Stephanie Gollobin Ventura, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooks Robert Herring and Kristin Marie Herring, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of PHASE 2, FOREST COVE, of record in Plat Book 9700, Page(s) 976 and 977, 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 Stephanie Gollobin Ventura, by Quitclaim Deed from Paulo Francisco Ventura Frazillo, of record in Instrument No. 20181022-0104309, in the Register's Office of Davidson County, Tennessee, dated October 12, 2018 and recorded on October 22, 2018.

Being the same property conveyed to Paulo Ventura Frazillo and Stephanie Ventura, husband and wife, by Warranty Deed from Robert W. Davenport, a married man, of record in Instrument No. 20170330-0030985, in the Register's Office of Davidson County, Tennessee, dated March 29, 2017 and recorded on March 30, 2017.

Paul Varela joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Stephanie Gollobin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, FOREST COVE, as recorded in Plat Book 9700, Page(s) 976 & 977.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST VIEW NORTH, as recorded in Plat Book 9700, Page(s) 731.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11149, Page 641 as amended in Book 11313, Page 436.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11540, Page 798.

This is improved property located at 1608 Overcreek Court Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~16th~~ day of October, 2024.

Stephanie Gollobin

Paul Varela

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Gollobin and Paul Varela, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 10/16/24.

Affiant Signature – Joshua A. Terry

10/18/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27