Karen Johnson Davidson County
Batch# 1202756 DEEDWARR
11/07/2024 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20241107-0086985

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38377-10-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 7th day of November, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary Colby Elizabeth Colby 6008 Sterling Street Nashville, TN 37209	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	Map and Parcel No.: 091100V00500CO

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, Michael Louis Goldhammer, unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Zachary Colby and Elizabeth Colby, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6008 Sterling Street, Nashville, TN 37209.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of November, 2024.

GRANTOR:

Michael Louis Goldhammer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Louis Goldhammer, unmarried man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2024.

Notary Public
My Commission Expires:

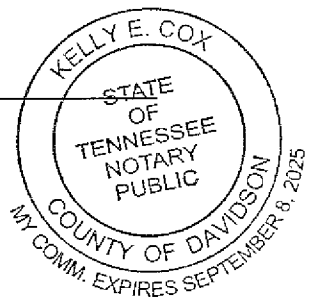


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of Sterling Point, a horizontal property regime with private elements established by Declaration in Instrument No. 20180806-0077219, First Amendment in Instrument No. 20180808-0078139, Second Amendment in Instrument No. 20220525-0060680, Third Amendment of record in Instrument No. 20240122-0003204, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration in Instrument No. 20180808-0078139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Louis Goldhammer, an unmarried man, by deed dated February 16, 2023 from Thomas J. Wilson, married, of record in Instrument No. 20230223-0012916, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Sterling Point, of record in Instrument No. 20180806-0077219, First Amendment in Instrument No. 20180808-0078139, Second Amendment in Instrument No. 20220525-0060680, Third Amendment in Instrument No. 20240122-0003204, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Site Plan of record attached as Exhibit B to the First Amendment of Declaration in Instrument No, 20180808-0078139, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 5190, page 364, Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180821-0082668, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Public Right of Way of record in Instrument No. 20180723-0071509 and Instrument No. 20190328-0028067, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 November 7, 2024 (date of document).

Affiant Signature

November 7, 2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027