Karen Johnson Davidson County
Batch# 1212434 DEEDWARR
12/04/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,996.00
20241204-0094028

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,080,000.00

Christen Rabe
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/02/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-2-27

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-13762-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brian W. Fitzpatrick	**New Owner**	105-09-2B-002.00-CO
1820 10th Avenue South		
Nashville, TN 37203		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tyler Matthew Ohlmansiek and Kristin Byrne Ohlmansiek, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian W. Fitzpatrick, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1901 Hillside Homes, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150513-0043945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1901 Hillside Homes, a Horizontal Property Regime With Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150513-0043945, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Catherine Mercy by Warranty Deed from Matthew Sanders, an unmarried man of record in Instrument No. 20180515-0046339 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 15, 2018.

Being the same property conveyed to Tyler Matthew Ohlmansiek and Kristin Byrne Ohlmansiek, husband and wife by Warranty Deed from Catherine Mercy Harrison, married of record in Instrument No. 20230724-0056707 Register's Office for Davidson County, Tennessee, dated July 21, 2023 and recorded on July 24, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1820 10th Avenue South Nashville, TN 37203

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on December 2, 2024.

Tyler Matthew Ohlmansiek

Kristin Byrne Ohlmansiek

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Tyler Matthew Ohlmansiek and Kristin Byrne Ohlmansiek, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 2, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-13762-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Elizabeth Yerger, 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 **December 2, 2024**.

Affiant Signature

December 3, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

3rd day of **December**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires