This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1238718 DEEDWARR
02/20/2025 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20250220-0012063

ADDRESS NEW OWNER:
Bradley Holloway
3714 Lausanne Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
United Wholesale Mortgage
585 South Blvd East
Pontiac, MI 48341

MAP	**161-15**
GROUP	**B**
PARCEL	**058.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathryn Nicol, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bradley Holloway, unmarried**, hereinafter called the GRANTEE, his 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. 221 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of record in Instrument No. 20051117-0138877, and First Amendment of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office, Davidson County, Tennessee, including without limitation the By-laws appended thereto, Register's Office, Davidson County, Tennessee. Reference is hereby made to the plan of RoseMonte Townhomes, as shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathryn Nicol, unmarried by deed dated May 29, 2015, from Patrick D. Zeller and Tawyna Zeller, husband and wife, of record in Instrument no. 20150603-0051564, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **3714 Lausanne Dr, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 this the 14 day of **February, 2025.**

Kathryn Nicol

STATE OF PA
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathryn Nicol, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14 day of February, 2025.

NOTARY PUBLIC

My Commission Expires:
2.18.2027

Commonwealth of Pennsylvania - Notary Seal
Nancy A. Regets, Notary Public
Washington County
My commission expires February 18, 2027
Commission number 1135557
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $355,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/14/2025 (date of document).

Affiant Signature

02/14/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 14th day of February, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY