Karen Johnson Davidson County
Batch# 1260431 DEEDWARR
04/16/2025 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20250416-0028950

WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3603487 ***Return to:*** McCann & Hubbard 1804 Williamson Court, Suite 201 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value for this transfer, whichever is greater, is $595,000.00 Affiant Subscribed and sworn before me this 15 day of April, 2025. Notary Public My Commission Expires: 3.20.2028
Property Address: 960 Thomas Avenue Nashville, TN 37216	**Parcel ID**: 072-06-3A-002.00
Property Owner: Mark Christopher Bolles and Katherine Nevon Bolles 960 Thomas Avenue Nashville, TN 37216	**Mail tax bills to:** **New Owners**

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INDENTURE is made effective the 15th day of April, 2025, by **JORDAN FAHEL and ALISON FAHEL, husband and wife,** First Party, for the purpose of conveying the premises described herein to **MARK CHRISTOPHER BOLLES and KATHERINE NEVON BOLLES, husband and wife,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party, the following real property located in the County of Davidson, State of Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 1073 Zophi Street, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160411-0034667, Register's Office for Davidson County, Tennessee, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jordan Fahel and Alison Fahel, husband and wife, by Warranty Deed dated December 16, 2022 from Adam J. Mcheffey and Kari M. Spieler, husband and wife, recorded at Instrument No. 20221220-0131480, Register's Office of Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

All restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 547, Page 22; Restrictions, conditions, covenants, reservations, and easements, recorded at Instrument No. 20160411-0034667; Restrictions as set out in that certain deed of record in Book 772, Page 231; Charter for Homes at 1073 Zophi Street HOA, Inc. recorded at Instrument No. 20160411-0034666, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2025, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Jordan Fahel

Alison Fahel

STATE OF Tennessee)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jordan Fahel**, 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 SEAL AT OFFICE, in DAVIDSON County, this the 20 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 3-2-27

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

STATE OF Tennessee)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Alison Fahel**, 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 SEAL AT OFFICE, in DAVIDSON County, this the 20 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 3-2-27

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

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Alicia Hamilton, 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

2/20/25.
Date

Affiant Signature

4/15/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of April, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON