THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250751739

Karen Johnson Davidson County
Batch # 1310956 DEEDWARR
08/15/2025 11:12:19 AM 2 pgs
Fees: $13.00 Taxes: $1,692.75
20250815-0065170

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $457,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2025.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Holubiak 110 Saint Charles Place Nashville TN 37212	New Owner	Tax Parcel ID No. 104-06-0K-110.00 CO

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, **Benjamin R. del Carmen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Holubiak**, ("Grantee"), her successors, 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 Unit No. 110, together with the appurtenant interest in the common elements of St. Charles Place Condominium Association , a horizontal property regime established by Master Deed of record in Book 6438, page 595 and re-recorded in Book 6452, page 864, Register's Office for Davidson County, Tennessee , said Unit being depicted on the Condo Site Plan attached as Book 6452, pages 910-916 to the aforementioned Master Deed.

Being the same property conveyed to BENJAMIN R. DEL CARMEN, by deed from JACEK TOPCZEWSKI and wife, JOLANTA TOPCZEWSKA, of record in Instrument No. 20030731-0108802, dated July 25, 2003, said Register's Office.

Sandra Marie Rochelle joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-06-0K-110.00 CO.

Master Deed of record in Book 6438, page 595 and re-recorded in Book 6452, page 864, amended in Book 6488, page 833 and Book 6539, page 893, said Register's Office.

This is improved property located at 110 Saint Charles Place Nashville TN 37212

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 14th day of August, 2025.

Benjamin R. del Carmen

Sandra Marie Rochelle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin R. del Carmen and Sandra Marie Rochelle, 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 14th day of August, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026