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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 207531 DEEDWARR
03/19/2019 10:51:26 AM 4 pgs
Fees: $23.00 Taxes: $111.00
20190319-0024874

WARRANTY DEED

Address New Owner(s):
Jerry D. Smith
525 Anderson Lane
Madison, TN 37115

Send Tax Bills to:

New Owners

Map/Parcel: 04306001100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John E. Holder, Thomas A. Holder, Jack R. Holder, Kenneth R. Holder and Stephanie Nicole Holder, heirs to the Estate of Gracie A. Holder (aka Gracie Aline Holder)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Jerry D. Smith** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, page 113 and Book 332, page 51, Register's Office for said County, being Lot No. 4 on an unrecorded survey made by J. R. Wauford and Co., Consulting Engineers, October 25, 1960, described to said survey as follows:

Beginning at a point on the westerly margin of Snow Avenue at the northeast corner of Lot No. 3 on said survey conveyed to David L. Ferguson and wife, by deed from Maddux Construction Company, Inc., of record in Book 3221, page 373, said Register's Office; thence with the westerly margin of said Avenue, North 8 deg. 30 min. West 75.7 feet to the southeast corner of Lot No. 5 on said survey conveyed to Charles W. Gourley and wife, by deed from Maddux Construction Company, Inc., of record in Book 3186, page 254, said Register's Office; thence with the line between said Lots Nos. 4 and 5, westwardly 170.7 feet to the northeast corner of Lot No. 2 on said survey conveyed to Beadie Lawrence Bowling and wife, by deed from Maddux Construction Company, Inc., of record in Book 3252, page 239, said Register's Office; thence with the line between Lots Nos. 2 and 4, southwardly 75.7 feet to the northwest corner of said Lot No. 3; thence with the line between said Lots Nos. 3 and 4, eastwardly 171.9 feet to the beginning.

BEING the same property conveyed to Gracie A. Holder, single, by Warranty Deed from Ray S. Wiggins and wife, Judy C. Wiggins, dated February 29, 1980, in Book 5577, page 246, said Register's Office. The said Gracie A. Holder having died on March 20, 2002, intestate. Pursuant to the Affidavits of Heirship filed at Instrument No. 20190221-0015905 and 20190221-0015906, Register's Office for Davidson County, Tennessee, title is now vested in John E. Holder, Thomas A. Holder, Jack R. Holder, Kenneth R. Holder and Stephanie Nicole Holder as sole heirs at law of Gracie Aline Holder (aka Gracie A. Holder).

THIS conveyance is subject to any and all existing easements and restrictions of record and all zoning regulations that is applicable.

This is improved property known as: 897 Snow Avenue, Madison, TN 37115

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, their heirs and assigns forever; and we do covenant with 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 is 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 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/our hand(s) as on the date shown on the Notary forms.

John E. Holder

Thomas A. Holder

Jack R. Holder

Kenneth R. Holder

Stephanie Nicole Holder

STATE OF TENNESSEE Dickson COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN E. HOLDER**, the within named bargainors, 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 and official seal at office, this 4th day of March, 2019.

My Commission Expires: 10/20/20

Notary Public

SHARON HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE Dickson COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS A. HOLDER,** the within named bargainor, 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 and official seal at office, this 4th day of March, 2019.

My Commission Expires: 10/20/20

Notary Public

SHARON HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE Dickson COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK R. HOLDER**, the within named bargainor, 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 and official seal at office, this 4th day of March, 2019.

Sharon Hawkins
Notary Public

My Commission Expires: 10/20/20

SHARON HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE Dickson COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH R. HOLDER**, the within named bargainor, 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 and official seal at office, this 4th day of March, 2019.

Sharon Hawkins
Notary Public

My Commission Expires: 10/20/20

SHARON HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF ALABAMA Dale COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE NICOLE HOLDER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of March, 2019.

Deborah L. Pressley
Notary Public

My Commission Expires: 2-4-2023

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me this 18th day of March, 2019.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022