Karen Johnson Davidson County
Batch# 224659 DEEDWARR
05/02/2019 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20190502-0040636



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2019.

Notary Public

My commission expires: February 20, 2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sean Michael Clymer	Sean Michael Clymer	083-04-0-069.00
2407 Carter Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Successor Trustee of the J.L. Jr and Joyce M. Holt Revocable Living Trust Dated February 7, 2000, a Revocable Living Trust

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sean Michael Clymer

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 62 on the Plan of Rosebank Park of record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 62 fronts 68 feet on the North side of Carter Street and runs back between lines, 181.8 feet on the West line and 191.3 feet on the East line to a dead line in the rear on which it measures 68.7 feet.

BEING the same property conveyed to J. L. Holt, Jr. or Joyce M. Holt, Trustees, or Successor Trustee(s) of the J. L. Jr. and Joyce M. Holt Revocable Living Trust dated February 7, 2000, a Revocable Living Trust by Quitclaim Deed from J. L. Holt, Jr., aka J. Linton Holt, Jr. and Joyce M. Holt, aka Joyce Mayes Holt, husband and wife, of record in Instrument No. 20000306-0022659, Register's Office for Davidson County, Tennessee, dated February 07, 2000 and recorded on March 06, 2000. The said J. L. Holt, Jr. died March 30, 2008. The said Joyce M. Holt having since died on July 1, 2018.

This is improved property known as **2407 Carter Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of April, 2019.

Successor Trustee of the J.L. Jr. and Joyce M. Holt Revocable Living Trust Dated February 7, 2000, a Revocable Living Trust

Ronnie G. Holt Successor Trustee

Ronnie G. Holt, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ronnie G, Holt**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Successor Trustee of the J.L. Jr. and Joyce M. Holt Revocable Living Trust Dated February 7, 2000**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 30th day of April, 2019.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 19-000091-526

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

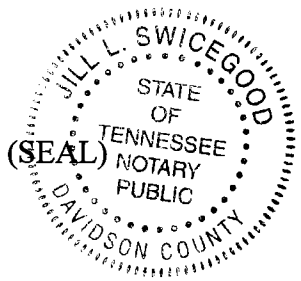
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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