QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 250508 DEEDQC
06/28/2019 04:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190628-0063282

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 09-06-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elliott R. Holmes	New Owner	120 05 0 091.00
(NAME)	(NAME)	
742 Greymont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Arthur Holmes, Jr., an unmarried man,** hereinafter called the Grantor(s), has quitclaimed unto **Elliott R. Holmes and Sarah J. Masat-Holmes, husband and wife,** hereinafter called the Grantee(s), their 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 Lot No. 104 on the Plan of Section Two, Glencliff Estates of record in Plat Book 1130, Page (s) 77 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 104 is described as beginning at a point in the Southerly margin of Greymont Drive, the common corner of Lots 104 and 105; thence with the margin of said Drive, Northwesterly 200 feet to the beginning of a curve; thence around said curve, Southwesterly, 37.7 feet to a point in the westerly margin of Southwood Drive; thence with the margin of said Drive, Southwesterly 202.1 feet to the common corner of Lots 103 and 104; thence with the line between said lots, Southeasterly 275.6 feet to a point, the common rear corner of Lots 104 and 105, thence with the line between said lots, Northeasterly 265.5 feet to the beginning.Being the same property conveyed to Elliott R. Holmes and Sarah J. Masat-Holmes, husband and wife and William Arthur Holmes, Jr., a married man by Warranty deed from Michael Niko Bolas of record in Instrument No. 20150310-0020245 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 10, 2015. (Value of consideration shown in aforementioned deed $305,000.00.) Being also known as 742 Greymont Drive Nashville, Tennessee 37217.

Subject to all easements, restrictions, and rights of way of record.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 742 Greymont Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 24 day of June, 2019.

William Arthur Holmes, Jr.

State of Texas
County of Dallas

Personally appeared before me William Arthur Holmes, Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2019.

Notary Public Stefanie Randall
My Commission Expires: Oct. 30, 2019

STEFANIE RANDALL
Notary Public, State of Texas
My Commission Expires
October 30, 2019

RETURN TO:
South Oak Title Nashville, LLC
130 Wilson Pike Circle
Brentwood, TN 37027

File No.: 17-5290

True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020