Karen Johnson Davidson County
Batch# 357522 DEEDWARR
02/13/2020 07:57:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20200213-0016291

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

AMGAD MAXCIMOS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

R-CR-20-3453

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amgad Maxcimos	new owner at Property	
(NAME)	(NAME)	**108-12-0B-239.00-CO**
3453 Harbor Hill Place	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAY MICAH KIERAN HOLLOMAN AND ALICIA BINGHAM HOLLOMAN, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMGAD MAXCIMOS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34 on the Plan of Final Plat, Section Two, Harborview - Final Phase, a Planned Unit Development of record in Plat Book 9700, Page 708, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ray Micah Kieran Holloman and spouse. Alicia Bingham Holloman by Quitclaim deed from Ray Micah Kieran Holloman, formerly known as Rachelle Holloman of record in Instrument No. 20191202-0123745 Register's Office for Davidson County, Tennessee, dated November 27, 2019 and recorded on December 02, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10125, Page 494, Book 10344, page 233, Book 10386, page 334 and Instrument No. 19991215-0303474, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10316, Page 891, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10316, Page 886, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed Homeowner Association of record in Instrument Number 20160916-0097635, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Book 10937, Page 376 and Book 7390, page 270, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6147, Page 886 and Book 6147, page 893, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement and/or Storm Drainage Easement of record in Book 5856, Page 80, Book 5856, page 84, Book 5658, page 984 and Book 5795, page 181, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3453 Harbor Hill Place, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 land to the said GRANTEE(S), 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) this the 11th DAY OF FEBRUARY, 2020.

Ray Micah Kieran Holloman

Alicia Bingham Holloman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAY MICAH KIERAN HOLLOMAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA BINGHAM HOLLOMAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021