THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
JoAnn Davis
526 Knapp Farm Drive
Nashville, TN 37076
SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 368127 **DEEDWARR**
03/05/2020 02:27:07 PM 2 pgs
Fees: $13.00 Taxes: $712.25
20200305-0025005

WARRANTY DEED

(Map 064-12-0-A; Parcel 526.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JOHN GREGORY HOLLERAN, A MARRIED MAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **JOANN DAVIS** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being all of Unit No. 526, Fox Run, Second Revision - Part of Section 2, and First Revision - Part of Section 1, according to plat and survey of same appearing of record in Plat Book 6250, Page 118, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot, together with the appurenant interest in the common elements of Fox Run (Section Two), a Horizontal Property Regime established by Master Deed of record in Book 5535, Page 713, corrected in Book 5895, Page 516 and Book 5936, Page 301, and amended in Book 6370, Page 817; Book 8510, Page 92; and Book 8510, Page 95, said Register's Office.

BEING the same property conveyed to Thomas E. Holleran and wife, Doris Jane Holleran, by Warranty Deed dated August 30, 2016, from Sepal I. Mooneyham, unmarried, and Carolyn Regena Mueller, married, as joint tenants with right of survivorship, recorded August 31, 2016 in Instrument No. 20160831-0091229, in the Register's Office of Davidson County, Tennessee. The said Doris Jane Holleran died January 29, 2018, leaving Thomas E. Holleran as surviving tenant by the entirety. By Quitclaim Deed dated February 22, 2019, the said Thomas E. Holleran conveyed all his right, title, and interest in the subject property to John Gregory Holleran, a married man, recorded March 11, 2019 in Instrument No. 20190311-0021832, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 526 Knapp Farm Drive, Nashville, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are 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 as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 2nd day of March, 2020.

JOHN GREGORY HOLLERAN

~~STATE OF TENNESSEE~~) Mississippi
~~COUNTY OF DAVIDSON~~) Madison

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

Witness my hand and official seal, this the 2nd day of March, 2020.

Notary Public

My Commission Expires: 3/24/23

(SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 111425 MATTHEW A. ROTH Commission Expires March 24, 2023 MADISON COUNTY

AFFIDAVIT

~~STATE OF TENNESSEE~~)
~~COUNTY OF DAVIDSON~~)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2020.

Notary Public

My commission Expires: 3/24/23

File No. GTS1-2020-167

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 111425 MATTHEW A. ROTH Commission Expires March 24, 2023 MADISON COUNTY