Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1245

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2020

Notary Public

Commission Expires: 11/22/2021

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lindsay Hall Hollingsworth 5352 Brick Church Pike Goodlettsville, TN 37072	Mortgage Investors Group 8320 E. Walker Springs Ln, Suite 200 Knoxville, TN 37923	018-00-0-059.00

Karen Johnson Davidson County
Batch# 402199 **DEEDWARR**
05/18/2020 11:40:08 AM 2 pgs
Fees: $13.00 Taxes: $1,068.93

20200518-0051235

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Luke Katras, a married man and Mark Beaster, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsay Hall Hollingsworth, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, dated July 18, 1969, as follows:

Beginning at a point in the North line of Brick Church Pike, same being the Southwest corner of the C. Carlisle property; thence along the North line of Brick Church Pike, North 87 degrees 30 minutes West for the distance of 200.00 feet; thence North 13 degrees 20 minutes West for a distance of 278.00 feet to an iron pin; thence North 21 degrees 05 minutes 05 minutes West for a distance of 230.20 feet to an iron pin; thence North 80 degrees 02 minutes East for a distance of 225.70 feet; thence South 13 degrees 20 minutes East for a distance of 549.68 feet, passing the Northwest corner of the Carlisle property at 41.00 feet, to the point of beginning.

Being the same property conveyed to William M. Roland and wife, Chastity N. Roland by Warranty deed from Sherry Lynn Hymer, an unmarried woman of record in Instrument No. 20050118-0005699, Register's Office for Davidson County, Tennessee, dated January 13, 2005 and recorded on January 18, 2005. (Value or consideration shown in aforementioned deed $132,500.00.)

Being the same property conveyed to Chastity Nicole Gorrell by Quitclaim deed from William M. Roland of record in Instrument No. 20191219-0130815 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 19, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Luke Katras, a married man and Mark Beaster, a married man by Warranty deed from Chastity Nicole Gorrell, an unmarried woman of record in Instrument No. 20191227-0134040 Register's Office for Davidson County, Tennessee, dated December 26, 2019 and recorded on December 27, 2019. (Value of consideration shown in aforementioned deed $173,000.00.)

Being also known as 5352 Brick Church Pike Goodlettsville, Tennessee 37072.

Luke Katras makes further oath that he and his wife never resided on or used the above described property as their primary place of residence.

Mark Beaster makes further oath that he and his wife never resided on or used the above described property as their primary place of residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5352 Brick Church Pike, Goodlettsville, TN 37072

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 so covenant with the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of May, 2020.

Luke Katras

Mark Beaster

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 15 day of May, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 15 day of May, 2020.

Notary Public
My Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075