WARRANTY DEED

Karen Johnson Davidson County
Batch# 415508 **DEEDWARR**
06/16/2020 10:47:36 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20200616-0061894

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cindy Holmes Haskell Holmes	New owner	150-03-0-419.00
(NAME)	(NAME)	
107 Country Ct		
(ADDRESS)	(ADDRESS)	
LaVergne , TN 37086		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Julie C. Andrews, nka Julie C. Andrews Joyce, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cindy Holmes and Haskell Holmes, wife and husband,** 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 Davidson County, Tennessee, being all of Lot No. 465, on the Plan of Section Ten, "The Country", as shown by plat appearing of record in Plat Book 6900, Page 394, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Julie C. Andrews, an unmarried woman from John T. Powell and Kathy Powell, Husband and Wife by Warranty Deed on November 4, 2004, of record in Instrument Number 20041108-0134099, Register's Office for Davidson County, Tennessee.
Ken Joyce joins in this conveyance to convey any and all interest marital or otherwise in the property.

Subject to all matters as shown on Plan of record in Plat Book 6900, Page 394, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7329, Page 209, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3520 Thornhill Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 5th day of June, 2020.

Ken Joyce

Julie Andrews Joyce

State of Tennessee
County of Davidson

Personally appeared before me Ken Joyce and Julie Andrews Joyce, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 202006006