Karen Johnson Davidson County
Batch# 419754 DEEDWARR
06/19/2020 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200619-0065019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2020.

Notary Public

My commission expires: 7/5/24

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**THIS INSTRUMENT WAS PREPARED BY**
**Harpeth Escrow, LLC**
**383 East Main Street, Ste. 110**
**Hendersonville, TN 37075**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Julie K. Saunders** | New Owner | **00900019500** |
| **7915 Ridgewood Road** | | |
| **Goodlettsville, TN 37072** | | |

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

**Jerry M. Holloway and wife, Sharon Lynne Holloway**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Julie K. Saunders, 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:

TRACT 1: Parcel ID 00900019500

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Beginning at an iron pin in the southerly margin of Ridgewood Road at the northwest corner of said 10 acres; thence, leaving said margin of said Ridgewood Road with the westerly line of said original 10 acres, south 03° 28' 00" west, 1109.41 feet, to an iron pin; thence, south 88° 33' 02" east, 60.04 feet to an iron pin located at the southwesterly corner of tract 1 of said original 10 acres; thence, with the westerly line of said tract 1 of the original 10 acres, the following: thence, north 3° 28' 00" east 150.00 feet to an iron pin; thence, north 18° 37' 37" east 105.51 feet to an iron pin; thence, north 46° 51' 09" east 245.82 feet to an iron pin; thence, north 03° 00' 00" east 652.87 feet to an iron pin in the southerly margin of said Ridgewood Road at the northwest corner of tract 1 of said 10 acres; thence, with the southerly margin of said Ridgewood Road north 81° 04' 57" west, 252.27 feet, to the point of beginning.

Being the same property conveyed to Jerry M. Holloway and wife, Sharon Lynne Holloway from Jerry M. Holloway a/k/a J. Michael Holloway and wife, Sharon Lynne Holloway a/k/a Lynne R. Holloway by Quitclaim Deed dated June 28, 2018, of record in Instrument No. 20180703-0064775, Register's Office for Davidson County, Tennessee.

TRACT 2: Parcel ID 00900005100

LAND in the 14th Civil District of Davidson County, Tennessee, being part of that certain 10 acres, more or less, which was conveyed to Linda G, Woods by deed from Gary W. Woods, recorded in Book 5803 at page 299 in the Register's Office for said County, described according to a survey made by Frank V. Neeley, R.L.S., Tennessee No. 1493, dated December 1989, as follows:

BEGINNING at an iron pin in the southerly margin of Ridgewood Road at the northeast corner of said 10 acres; thence, leaving said margin of Ridgewood Road with the easterly line of said 10 acres, South 3° 00' 00" West, 1,057.61 feet to an iron pin at the southeast corner of said 10 acres; thence, with the southerly line of said 10 acres, North 88° 33' 02" West, 343.28 feet to an iron pin; thence, North 3° 28' 00" East, 150.00 feet to an iron pin; thence, North 18° 37' 37" East, 105.51 feet to an iron pin; thence, North 46° 51' 09" East, 245.82 feet to an iron pin; thence, North 3° 00' 00" East, 652.87 feet to the southerly margin of Ridgewood Road; thence, with the southerly margin of Ridgewood Road, South 81° 04' 57" east 143.98 feet to the point of beginning.

Being the same property conveyed to J. Michael Holloway and wife, Lynne R. Holloway from L. Linda G. Woods, unmarried by Deed dated December 27, 1989, of record in Book 8017, Page 682, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 7915 Ridgewood Road, 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 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 in 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 hand(s) this 26th day of May, 2020.

Jerry M. Holloway
Jerry M. Holloway

Sharon Lynne Holloway
Sharon Lynne Holloway

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, **Jerry M. Holloway and Sharon Lynne Holloway,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2020.

Jacqueline G Brown
Notary Public

My Commission Expires: 1-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Steve Berneman 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, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021