WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to me on 7/1/2020

NOTARY PUBLIC
My Commission Expires: 2/19/24

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 430080 DEEDWARR
07/02/2020 11:40:37 AM 3 pgs
Fees: $18.00 Taxes: $962.00

20200702-0071818

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Taylor Ann Newsom 1841 Brookmeadow Lane Hermitage, Tennessee 37076	Taylor Ann Newsom 1841 Brookmeadow Ln Hermitage, TN 37076	064-16-0D-077.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Micah J. Holland and Jessica L. Holland, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Taylor Ann Newsom, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Section Two, Truxton Park, R1 O Cluster Lot Subdivision, of record in Plat Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Micah J. Holland and Jessica L. Holland, husband and wife by Warranty Deed from Matthew B. Smith, of record in Instrument No. 20160202-0009914, Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded February 2, 2016.

This is improved property known as 1841 Brookmeadow Lane, Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on 06/30/2020.

Micah J. Holland

STATE OF Wisconsin
COUNTY OF Jefferson

On 06/ 10 /20, before me personally appeared Micah J. Holland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal on 06/ 10 /2020.

CANDICE JAHN
Notary Public
State of Wisconsin

NOTARY PUBLIC

My Commission Expires: 11-04-2023

Jessica L. Holland

STATE OF Tennessee
COUNTY OF Davidson

On 06/30/20, before me personally appeared Jessica L. Holland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal on 06/30/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY