Karen Johnson Davidson County
Batch# 439274 DEEDWARR
07/16/2020 03:56:30 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20200716-0078462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of July, 2020.

Notary Public

My commission expires: 11-8-22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Luke Gillis	Luke Gillis	108-03-0-196.00
3079 Casa Drive	3079 Casa Drive	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robbye C. Holt, an unmarried person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Luke Gillis, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55-B on the Plan of Zone Lot Division Lots 54 & 55 Patio Villa, Section Five of record in Plat Book 5200, Page 633 as amended in Book 6250, Page 726, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robbye C. Holt, an unmarried person by Warranty deed from Wauniece B. Daniels NKA Wauniece B. Daniels Bay, a married woman of record in Book 11733, page 171, Register's Office for Davidson County, Tennessee, dated November 04, 1999 and recorded on November 05, 1999.

This is improved property known as **3079 Casa Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of July, 2020.

Robbye C. Holt

Robbye C. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robbye C. Holt, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of July, 2020.

Notary Public
My Commission Expires: 4-17-23

SolomonParks File No. 20-000314-526

GREGORY D. VARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I John A Bell Jr. , 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

DIANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SP 11/2015