This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
105
Nashville, TN 37203
File Number: 7-20-7939

Karen Johnson Davidson County
Batch# 439444 DEEDWARR
07/17/2020 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,206.20
20200717-0078673

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $326,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2020.

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

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Priyanka Karem and Lokesh Vegi 800 Tintern Abbott Court Nashville, TN 37211	SWBC Mortgage 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	161-10-0B-182.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John Robert Holley and Selina Grace Harrison n/k/a Selina Grace Holley, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Priyanka Karem, an unmarried woman and Lokesh Vegi, an unmarried man**, 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 Lot No. 28 on the Plan of Villages of Brentwood, Phase Eleven of record in Plat Book 9700, Page 949 and revised in Instrument No. 20031219-0181287, 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 John Robert Holley, unmarried and Selina Grace Harrison, unmarried, as joint tenants with rights of survivorship, by deed from Rachael

Gipson, unmarried and Joseph Gipson, married, of record in Instrument No. 20180102-0000180, Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on January 2, 2018.

The said Selina Grace Harrison and Selina Grace Holley are one and the same person.

This is ☒ improved or ☐ unimproved property located at: **800 Tintern Abbott Court, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 16th day of July, 2020.

GRANTOR:

John Robert Holley

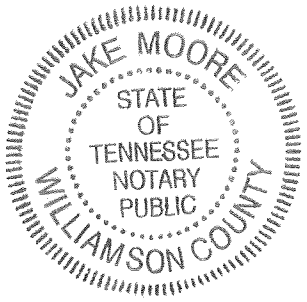
Selina Grace Harrison n/k/a Selina Grace Holley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Robert Holley and Selina Grace Harrison n/k/a Selina Grace Holley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of July, 2020.

Notary Public
My Commission expires: 9-24-22



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM