This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $242,000.00.

Affiant

Subscribed and sworn before me this the 24th day of July, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James F. Holland, Jr.	Churchill Mortgage Corporation	096-09-0B 025.00
3050 Whitland Crossing Drive	1749 Mallory Lane, Suite 100	
Nashville, TN 37214	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY E. DESELMS, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAMES F. HOLLAND, JR. AND TONI R. HOLLAND, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3050, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113, 20070816-0098067, 20101026-0085599, and 20171013-0105416, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry E. DeSelms, married, by deed from J2K Builders, LLC, dated 04/30/2012, of record in Instrument No. 20120503-0037992, Register's Office for said County. The spouse of Terry E. DeSelms has never resided in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3050 Whitland Crossing Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TED by TD, AIF

Karen Johnson Davidson County
Batch# 444635 DEEDWARR
07/28/2020 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20200728-0082450

Witness my hand this the 24th day of July, 2020.

Terry E DeSelms by Tara DeSelms his attorney in fact
Terry E. DeSelms by Tara DeSelms, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of July, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared **Tara DeSelms** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terry E. DeSelms, by Specific Power of Attorney dated June 24, 2020, and who acknowledged that she executed the same as the free act and deed of Terry E. DeSelms.

Witness my hand and official seal this 24th day of July, 2020.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731