Name and Address of New Owner:
Brandon Adams, Trustee of The 404 Owendale Drive Trust
P. O. Box 160071
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 448365 DEEDWARR
08/03/2020 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $640.10
20200803-0085003

Map & Parcel No: 150-05-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas G. Holly Jr. and Patricia M. Holly, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon Adams, Trustee of The 404 Owendale Drive Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Section II, Cherry Hills, of record in Plat Book 3700, Page 143, 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 Thomas G. Holly Jr. and Patricia M. Holly, husband and wife, by Warranty deed from Leroy C. King, unmarried, of record in Instrument No. 20100928-0076950 Register's Office for Davidson County, Tennessee, dated September 23, 2010 and recorded on September 28, 2010. (Value of consideration shown in aforementioned deed $119,900.00.)
>
> Being improved property also known as 404 Owendale Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2020.

Thomas G. Holly, Jr.

Patricia M. Holly

State of Tennessee
County of Davidson

Before me, Steven Paul Disser, of the state and county mentioned, personally appeared * * with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the of , the within named bargainor, a , and that as such , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the as .

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

* Thomas G Holly Jr
* Patricia M Holly

Witness my hand, at office, this 30th day of July, 2020.

Notary's Signature
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $173,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 30th day of July, 2020.

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/8/22
File No. 2020-745

202008030085003

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

