NEW OWNER:
Hayden Holthaus
604 B 45th Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-318

MAP & PARCEL
091-12-0-327.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 467146 DEEDWARR
08/31/2020 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,624.30
20200831-0098573

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED THIRTY NINE THOUSAND AND 00/100 DOLLARS ($439,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Rebecca H. Eagleton** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Hayden Holthaus, an unmarried man,** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59, Block 54, Plan of No.1 Plan of West Nashville, of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots No 59 front together 50 feet on the easterly side of 45th Avenue North, formerly Fourth Street, and extend back between parallel lines with the southerly margin of an alley, 105.5 feet to an alley.

Being the same property conveyed to Rebecca H. Eagleton by Warranty Deed from Blackacre Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160421-0038622 Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 21, 2016 and Scrivener's Affidavit recorded on May 25, 2016, Instrument No: 20160525-0052622.

Being also known as 604 B 45th Avenue North Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28 day of August, 2020.

Rebecca H. Eagleton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Rebecca H. Eagleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of August, 2020.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**439,000.00**.

Amy D. Nelson

AFFIANT

Sworn to and subscribed to before me this 31st day of August, 2020.

Kelsey L. Wells

NOTARY PUBLIC

My commission expires: 11-19-2023

KELSEY L. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2023

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

