Karen Johnson Davidson County
Batch# 468423 DEEDWARR
09/02/2020 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20200902-0099807

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

W-SB-BMR-20-1002B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madison Palasini	New Owner	
(NAME)	(NAME)	**072-13-0A-002.00-CO**
1002 B Cahal Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEB A. HOLMES, AN UNMARRIED MAN, AND PATRICK E. HOLMES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADISON PALASINI, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennesse, being Unit "B" Cahal Avenue Homes (Condominiums), Davidson County, Tennessee, and described in a Declaration of Establishment of Cahal Avenue Homes (Condominiums) of record in Instrument No. 20131008-0105451, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131008-0105451, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jeb A. Holmes, an unmarried man, and Patrick E. Holmes, a married man by Warranty Deed from Cumberland Design and Development, LLC of record in Instrument No. 20150220-0014791 Register's Office for Davidson County, Tennessee, dated February 11, 2015 and recorded on February 20, 2015.

This instrument is being executed on behalf of Jeb A. Homes, pursuant to a Power of Attorney executed by same on the 20th day of August, 2020, and of record in Instrument No. 20200828-0097789, Register's Office for said County. This instrument is being executed on behalf Patrick E. Holmes, pursuant to a Power of Attorney executed by same on the 18th day of August, 2020, and of record in Instrument No. 20200828-0097790, Register's Office for said County. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan attached as Exhibit "B" of the Declaration of Establishment of Cahal Avenue Homes (Condominiums) of record as Instrument Number 20131008-0105451, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20131008-0105451, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002 B Cahal Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2020.

Jeb A. Holmes by John Gleaves,
Attorney in Fact

Patrick E. Holmes by John Gleaves,
Attorney in Fac

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEB A. HOLMES AND PATRICK E. HOLMES, and who acknowledged he/she/they executed the same as the free act and deed of the said JEB A. HOLMES AND PATRICK E. HOLMES.

Witness my hand and official seal, this the 31st of August, 2020.

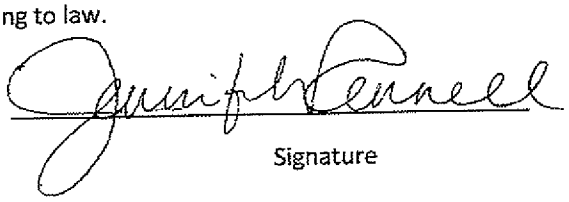
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Jennifer Pennell**, 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.

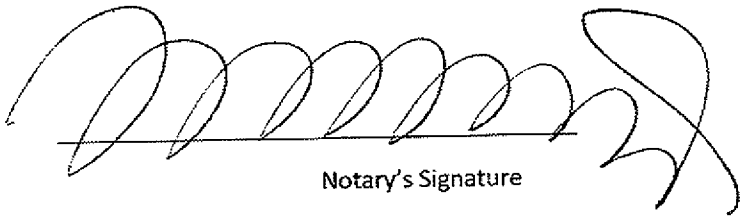


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

