Name and Address of New Owner:
H. Douglas Holiday, Jr. and Laura Ann Holliday
323 Fieldcrest Drive
Nashville, TN 37211

Send Tax Bills To:
H. Douglas Holiday, Jr. and Laura Ann Holliday
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 14608019400

Karen Johnson Davidson County
Batch# 486841 DEEDWARR
09/30/2020 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20200930-0112916

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, **Geoffrey Bond Owen, II and Kathy Lynn Owen, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hugh Douglas Holliday Jr. and Laura Ann Holliday, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 489, SECTION SIX, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2331, Page(s) 1 and 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Geoffrey Bond Owen, II and Kathy Lynn Owen, husband and wife, by Warranty Deed from John H. Majors, unmarried, recorded on September 24, 2019, of record in Instrument No. 20190924-0096973, Register's Office for Davidson County, TN.

Being the same property conveyed to John H. Majors, unmarried, by Quitclaim Deed from John Hank Majors, unmarried, recorded May 16, 2014, of record in Instrument No. 20140516-0042187, in the Register's Office of Davidson County, TN.

This is improved property known as 323 Fieldcrest Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 September, 2020.

(SEAL)
Geoffrey Bond Owen, II

(SEAL)
Kathy Lynn Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2020, before me personally appeared Geoffrey Bond Owen, II and Kathy Lynn Owen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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

Notary Signature
My commission expires: 11.8.22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

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 $685,000.00, 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 September, 2020.

Notary Public
My commission expires: 11-23-2024
File No. 2020-1702

LaRHONDA H. MAXEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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, LaRhonda H. Maxey, 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: 11/23/2020

LaRhonda H. Maxey

