(2)

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 499140 DEEDWARR
10/20/2020 10:16:41 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20201020-0121899

JENNIFER L. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

V Batt & Hollahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Jennifer L Stacey
Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Beth J. Hollahan and Paul J. Hollahan | | 091 16 0M 002.00 |
| (NAME) | (NAME) | |
| 4309 Dakota Avenue | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keith A. Bolton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beth J. Hollahan and Paul J. Hollahan, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit B as established by the Declaration of Covenants, Conditions and Restrictions for the Homes At 4307 Dakota Avenue ("Declaration"), a horizontal property regime with private elements, of record in Instrument No. 20200102-0000225 as amended in Instrument No. 20200108-0002734 and Instrument No. 20200221-0019707 in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Keith Bolton by Warranty Deed from Robert Baum and M. Allison Thompson, husband and wife dated December 27, 2019 and recorded December 31, 2019 as Instrument No. 20191231-0135146, in said Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed and the legal description has been on the above-referenced HPR.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4309 Dakota Ave., Nashville, TN 37209

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 16 day of October, 2020.

Keith A. Bolton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Keith A. Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16 day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023