Karen Johnson Davidson County
Batch# 516846 DEEDWARR
11/16/2020 09:35:56 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20201116-0134661

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8749-RR

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Adam Kerr
Affiant

Subscribed and sworn to before me, this the 13th day of November, 2020.

Notary Public
My Commission Expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Kerr and Andrea Kerr 318 Queen Avenue Nashville, TN 37207	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	071-080-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bobby L. Holliman, Sr. and Cindy Holliman, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Adam Kerr and Andrea Kerr, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson COUNTY, Tennessee, described as follows, to wit:

Beginning at an iron pin in the South margin of the Queen Avenue at the common corner of Lots No. 116 and 117 of said J.B. Hanie's Oriental Plan; thence with the common line of said Lots, South 02 degrees 45 minutes West, 140.00 feet to an iron pin in the North margin of a 10 foot alley; thence with said margin, North 83 degrees 15 minutes West, 50.00 feet to an iron pin; thence North 02 degrees 45 minutes East, 140.00 feet to an iron pin in the South margin of Queen Avenue; thence with said margin, South 83 degrees 15 minutes East, 50.00 feet to the point of beginning.

Being the same property conveyed to Bobby L. Holliman, Sr., and Cindy Holliman, husband and wife by Warranty deed from Albert L. Holliman of record in Instrument No. 20171218-0128933 Register's Office for Davidson County, Tennessee, dated December 06, 2017 and recorded on December 18, 2017.

This is improved property located at: **318 Queen Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2020.

GRANTOR:

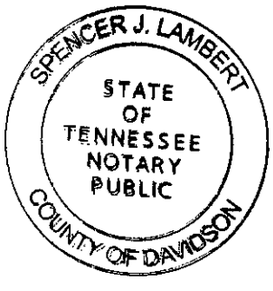
Bobby L. Holliman, Sr.

Cindy Holliman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby L. Holliman, Sr. and Cindy Holliman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of November, 2020.



Notary Public
My Commission expires: 11/6/24