WARRANTY DEED

J-SB-HRL-20-612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,278.78.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 518001 **DEEDWARR**
11/17/2020 02:51:07 PM 3 pgs
Fees: $18.00 Taxes: $900.13

20201117-0135487

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
612 Holt Run Holding Land Trust	**New Owner**	
(NAME)	(NAME)	**180-3-A-77.00CO**
612 Holt Run Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ANTOINETTE M. MAYES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL HINMAN, TRUSTEE OF THE 612 HOLT RUN HOLDING LAND TRUST,** 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, Tennessee, being Lot No. 39 on the Plan of Stone Creek Park, Section 2B, of record in Plat Book 9700, Pages 793 and 794, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Antoinette M. Mayes by Quitclaim Deed from Virginia K. Simmons recorded January 26, 2011 in Instrument No. 20110126-0007337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Antoinette M. Mayes and Virginia K. Simmons, both unmarried, by Warranty Deed from Craig J. Barronton and wife, Anne E. Barronton, recorded December 29, 2006 in Instrument No. 20061229-0160412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 793 and 794, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 10324, Page 365 and Instrument Nos. 20010719-0076875 and 20020722-0087705, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Charter of HOA of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument No. 20040719-0085622, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 10716, Page 596, Register's Office for Davidson County, Tennessee.
- Indebtedness in the original principal amount of $289,000.00 payable to Superior Bank, as executed by Antoinette M. Mayes, a single woman and Virginia K. Simmons, a single woman, on 12/21/2006 and filed for record on 12/29/2006, in Instrument No. 20061229-0160414, Register's Office for Davidson County, Tennessee. Assignment recorded 05/18/2020 in Instrument No. 20200518-0051346, Register's Office for Davidson County, Tennessee.
- Davidson County taxes for the year 2020 for Map and Parcel 180-3-A-77.00CO are due and payable on/before February 28/29, 2021 in the amount of $2,861.84.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 Holt Run Court, Nashville, Tennessee 37211**.

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 ~~11th~~ 13th DAY OF NOVEMBER, 2020.

Antoinette M. Mayes

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTOINETTE M. MAYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See Attached

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

This certificate is attached to a 2 *page document dealing with/entitled* Warranty Deed *and dated* 11/13/2020.

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On November 13, 2020 before me,

Juan Guardado, Notary Public *(here insert name and title of the officer)*,

personally appeared Antoinette M. Mayes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JUAN GUARDADO
COMM.# 2314313
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Nov. 29, 2023

MM12

Signature _____ (Seal)

Printed 02-18