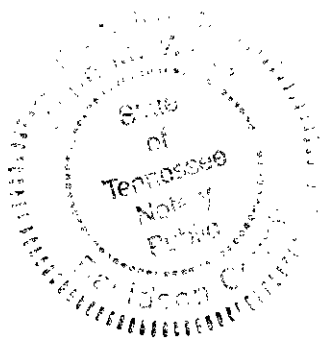
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Kristin Helena Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 524009 **DEEDWARR**
12/03/2020 11:05:45 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20201203-0140470

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kristin Helena Callahan, a single woman 7109 Holt Run Drive Nashville, TN 37211	New Owner	180-03-0A-105.00

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, **Christel R. David, single**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kristin Helena Callahan, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Stone Creek Park, Section 2B, of record in PUD Boundary Plat in Book 9700, Page 266 and in Plat Book 9700, Page 793 & 794, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Manfred E. David and wife, Christel R. David, as tenants by the entirety by Warranty Deed from Betty V. Plank an unmarried woman, dated 04/03/2012 and recorded 04/04/2012, of record in Instrument 201204040028444, Register's Office for Davidson County, Tennessee. The said Manfred E. David having since died on December 8, 2018 leaving the property vested solely in Christel R. David.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 7109 Holt Run Drive, Nashville, TN 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 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 my/our hand(s) this the 2nd day of December, 2020.

Christel R. David by Susanne Annette Callahan Attorney in Fact

Christel R. David by Susanne Annette Callahan, Attorney in Fact as evidenced in Instrument No. 20201106-0130461, Davidson County Register's Office

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Susanne Annette Callahan, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged himself/herself to be the Attorney-In-Fact for Christel R. David, the within named bargainor, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Christel R. David, the bargainor, by the said Susanne Annette Callahan, as Attorney in Fact.

Witness my hand and official seal, this the 2nd of December, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

