Karen Johnson Davidson County
Batch# 524953 DEEDWARR
12/07/2020 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,881.08
20201207-0141505

WARRANTY DEED

CHRISTIE ELIZABETH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$508,400**

Affiant

Subscribed and sworn to before me this 2nd day of December, 2020.

Notary Public
My Commission expires: 11/08/2022
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: **New Owner**	MAP & PARCEL NUMBER: **091021F00200CO**
6106B New York Avenue	**6106B New York Avenue**	
Nashville, TN 37209	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Victoria Marie VanDyke and James Blake Holbrook, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allegra Graciana Hawkins and Kyle Kenkel, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit B, Griffith New York Homes, as shown in the Declaration of Covenants, Conditions and Restrictions for Griffith New York Homes of record in Instrument Number 20150622-0059363, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria VanDyke, an unmarried woman from Alicia Griffith, unmarried by Warranty Deed dated May 27, 2016 and recorded June 1, 2016 in Instrument Number 20160601-0054814, Register's Office for Davidson County, Tennessee.

After conveyance, Victoria Marie VanDyke married James Blake Holbrook on June 24, 2017, therefore, James Blake Holbrook holds marital interest in the above described property.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (__X__) unimproved (_____) property known as 6106B New York Avenue, 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, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS 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. GRANTORS does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand(s) this 30th, day of November, 2020.

Victoria Marie VanDyke
GRANTOR

James Blake Holbrook
GRANTOR

STATE OF NC)
COUNTY OF Gaston)

Before me, a Notary Public in and for said County and State, Victoria Marie VanDyke and James Blake Holbrook, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 30th day of November, 2020.

My commission expires 04/20/2023

Notary Public

RAJESH B PATEL
My Commission Expires
NOTARY PUBLIC
April 20, 2023
GASTON COUNTY, NC

True Copy Certification

I, James Cobb, 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY