This instrument prepared by:
Paul D. Hallowell
2533 Meadowood Dr.
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 551437 DEEDWARR
01/11/2021 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210111-0004608

Owner/Responsible Taxpayer
Paul D. Hallowell
2533 Meadowood Dr.
Nashville, TN 37214

Map/Parcel No.: 084-04-0-052.00

M.I.S. FILE NO
1842210

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of ~~December, 2020,~~ January, 2021 by and between Paul D. Hollowell, a married man joined by his wife Kelly C. Hollowell, whose address is 2533 Meadowood Dr., Nashville, TN 37214 party of the first part, and Paul Hollowell and Kelly Hollowell, husband and wife , whose address is 2533 Meadowood Dr., Nashville, TN 37214 party of the second part,

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Paul D. Hollowell by Deed from Paul D. Hollowell and Kelly Hollowell of record in Instrument Number 20140617-0052761 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 084-04-0-052.00

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

DEED IS RECORDED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION. TRANSFER IS EXEMPT PURSUANT TO T.C.A. 67-4-409(a)(3)(i)

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.

WITNESS the hand and seal of the party of the first part the day and year first above written.

Paul D. Hollowell

Paul D. Hollowell

Kelly C. Hollowell

Kelly C. Hollowell

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF) Davidson

Personally appeared before me, Shonika Knowles, a Notary Public in and for said County and State, Paul D. Hollowell and Kelly* Hollowell the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. *C SK

Witness my hand, at office, this 4th day of ~~December, 2020.~~ January, 2021

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 1/8/2024

SHONIKA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Paul D Hollowell
Paul D. Hollowell

Witness my hand, at office, this 4th day of ~~December, 2020~~ January, 2021

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 1/8/2024

SHONIKA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Commitment No 1842216

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 13 ON THE MAP OF MCGAVOCK HEIGHTS, SECTION ONE, OF RECORD IN BOOK 2330, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF MEADOWOOD DRIVE AND RUNS BACK 198.8 FEET ON THE WESTERLY LINE AND 140 FEET ON THE EASTERLY LINE TO A DEAD LINE, WHICH IS A BROKEN LINE, MEASURING 135.1 FEET THEREON.

Parcel ID: 084 04 0 052.00

Commonly known as 2533 MEADOWOOD Drive, Nashville, TN 37214
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20140617-0052761 in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Hayley Pavlus, 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.

Hayley Pavlus

State of Ohio
County of Cuyahoga

Personally appeared before me, Jane Sanniti , a notary public for the state of Ohio, Hayley Pavlus who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jane Sanniti

My Commission Expires: 08/06/2022
Notary Seal

