22519
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 555830 DEEDWARR
01/19/2021 09:14:49 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210119-0007532

WARRANTY DEED

Address New Owner(s):
Andrew D. Kahl
2638 Woodberry Drive
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 09605007100

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 acknowledged, I/we, **Jere B. Holt, III and wife, Vikki L. Holt**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Andrw D. Kahl, unmarried, and Kelly Kahl Hernandez, married, as joint tenants with right of survivorship**, hereinafter called the Grantee, their heirs and assigns, a 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. 122 on the Map of Woodberry Park Subdivision, as of record in Book 2133, page 117, Register's Office for said County.

Said Lot No. 122 fronts 77 feet on the northerly side of Woodberry Drive and runs back 334.4 feet on the west line and 342.7 feet on the east line to a dead line, measuring 77.6 feet thereon.

BEING the same property conveyed to Jerry B. Holt, III and wife, Vikki L. Holt by Quitclaim Deed from Jeff Rowlett, dated December 22, 2009 and filed at Instrument No. 20091230-0118656, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: Taxes for 2021 and subsequent years; Plan of record in Plat Book 2133, page 117 and all other easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2638 Woodberry Drive, Nashville, TN 37214

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Jere B. Holt, III

Vikki L. Holt

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jere B. Holt, III and Vikki L. Holt, the within named bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of December, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Andrew Frahl
Affiant

Subscribed and sworn to before me this 21st day of December, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022