Karen Johnson Davidson County
Batch# 568572 DEEDWARR
02/04/2021 10:41:37 AM 6 pgs
Fees: $33.00 Taxes: $1,202.50
20210204-0016310

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 05-02-2022

(AFFIX SEAL)

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

15370

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor Hazelwood	New Owner	172010a03000co
(NAME)	(NAME)	
124 Lake Terrace Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mary Evelyn Dalton, George W. Holder, III, Carla Dulin, Lauren Holder and George W. Holder, III, Personal Representative for the Estate of George W. Holder, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victor Hazelwood,** hereinafter called the GRANTEES, 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. 30, on the Plan of Revised Plan of Copperfield, of record in Book 6900, Pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George W. Holder, Jr., by deed from Jacquelyn D. Velasquez, unmarried, of record in Instrument No. 20061017-0128619. George W. Holder, Jr. having since died intestate and his estate being administrated under Probate File 20P1477, Probate Court Clerk's Office for Davidson County, Tennessee. George W. Holder, Jr. died intestate leaving as his heirs Mary Evelyn Dalton, George W. Holder, III, Carla Dulin and Lauren Holder, reference Heirship Affidavits of record in Instrument No. 20210204-0016308 and Instrument No. 20210204-0016309, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 39 Nickkeby Downs, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this the 3rd day of February, 2021.

George W. Holder, III

George W. Holder, III, Personal Representative

State of TN
County of Davidson

Personally appeared before me George W. Holder, III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of February, 2021.

Notary Public
My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of TN
County of Davidson

Personally appeared George W. Holder, III, as personal representative for the Estate of George W. Holder, Jr., the person who executed the foregoing instrument of behalf of the Estate of George W. Holder, Jr. as personal representative and who acknowledged the same to be his free act and deed.

Witness my hand and seal this 3rd day of February, 2021.

Notary Public
Commission expires:

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File No.: 15370

Witness my/our hands this the 22nd day of January, 2021.

Carla Dulin

State of Arizona
County of Maricopa

Personally appeared before me Carla Dulin, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of Jan, 2021.

Notary Public
My Commission Expires: 7/29/2023

CHRIS BOWIE
Notary Public - Arizona
Maricopa County
Commission # 568685
My Commission Expires July 29, 2023

File No.: 15370

Witness my/our hands this the 28 day of Jan, 2021.

Mary Evelyn Dalton

State of TN
County of Williamson

Personally appeared before me Mary Evelyn Dalton, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28 day of Jan, 2021.

Notary Public
My Commission Expires: July 29, 2024

DEVINA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 29, 2024

File No.: 15370

Deed Notary

Witness my/our hands this the 1st day of February, 2021

Lauren Ferraro

STATE OF California

COUNTY OF Sacramento

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laruen Ferraro with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sacramento, California this 1st day of February 2021.

Notary Public

Commission expires: 06/02/2022

CALIFORNIA NOTARY CERTIFICATE ATTACHED

NOTARIZATION DATE 02/01/2021

Description of Attached Document	Number of Pages	Document Date
Warranty Deed	03	02/01/2021

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 Sacramento)

On 02/01/2021 before me, Hilario Benitez Raya, Notary Public
(insert name and title of the officer)

personally appeared LAUREN FERRARO, 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.

HILARIO BENITEZ RAYA
COMM.# 2244979
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires June 2, 2022

Signature _____ **(Seal)**