Karen Johnson Davidson County
Batch# 571674 DEEDWARR
02/10/2021 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20210210-0018906

WARRANTY DEED

File No. AT-21-13

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 3·17·2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Greene, single man	Same As Owner	
(NAME)	(NAME)	
1029 Garland Hollow Road		088-00-0-057.00
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Charlotte Holt, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David C. Greene, single man**, 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:

Property 1:
Land Located in the 12th Civil District of Davidson County, Tennessee, and described as Tract No.17 of The John T. Hailey, Jr. and wife Ann S. Hailey Property, as described According to a Survey by Rex Northcutt, Registered Land Surveyor, License No.77 dated April 26, 1996 as follows:

Beginning at a Metal pin on the South Margin of a Proposed 50.00 Wide Right of Way (off Garland Hollow Road) at The Northwest Corner of the Herein described Tract said pin being 1,273.66 Feet from a Point In the Center of Garland Hollow Road, and This Point Being 211.62 Feet from the Northwest Corner of The Charles Mccoy Property; Thence with the true Point of Beginning, and with Said South Margin of Proposed 50.00 Foot Wide Right of Way North 68 Degrees 17 Minutes 40 Seconds East 275.00 feet to a point at the beginning of a Clu-De-Sa\'c7, The Northeast Corner of the herein Described Tract; Thence Leaving said Cul-de-sac South 25 Degree 35 Minutes 31 Seconds East 627.28 Feet to a Metal Pin in the North Line of Austin Powder Property, The Southeast Corner of the Herein described Tract; Thence, 111.44 Feet to a Point; Thence, South 37 degree., 26 Minutes 47 Seconds West 269.31 Feet to a Metal Pin, The Southwest Corner of the herein described Tract; Thence, Leaving Said North Line North 22 Degree 31 Minutes Seconds West 847.24 feet to the Point of beginning.

Being the same property conveyed to Charlotte D. Holt, an unmarried woman and Erric H. Holt and Carolyn R. Holt, husband and wife by Warranty deed from Sandra Flock, a single person of record in Instrument No. 20180618-0058293 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 18, 2018. (Value of consideration shown in aforementioned deed $425,000.00.)

Being the same property conveyed to Charlotte D. Holt, an unmarried woman by QuitClaim deed from Erric H. Holt and Carolyn R. Holt, husband and wife of record in Instrument No. 202009220108794 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 22, 2020.

Being also known as 1029 Garland Hollow Road Pegram, Tennessee 37143.

This is property more commonly known as 1029 Garland Hollow Road, Pegram, TN 37143.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 9th day of February, 2021.

Charlotte Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2021, before me personally appeared Charlotte Holt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2021.

Notary Signature
My commission expires:
1/3/23

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON LESLIE GARSIDE

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024