WARRANTY DEED

Karen Johnson Davidson County
Batch# 578892 **DEEDWARR**
02/25/2021 12:53:47 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20210225-0024039

B-KW-21-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Holmes	new owner	
(NAME) **211 Cherokee Rd**	(NAME)	**053-14-0-028.00**
(ADDRESS) **Hendersonville, TN 37075**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROLLIE REYNOLDS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY HOLMES, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Being Lot No. 2 on the Map of Nawakwa Hills, Powwow Addition, Section No. I as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50.13 feet on the Southerly side of Nawakwa Trail and extends back 192.9 feet on the Easterly line and 196.4 feet on the Westerly line to the Northern boundary line of Lot No. 10, measuring 50 feet thereon.

TRACT NO. 2: Being Lot No. 1 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1 as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 49.13 feet on the Southerly side of Nawakwa Trail and extends back 196.4 feet on the Easterly line and 200 feet on the Westerly line with the Easterly margin of a one foot strip to the Northern boundary line of Lot No. 10, measuring 49 feet thereon.

INCLUDED in the above but EXCLUDED from this conveyance is the following described property:

Being the Easterly 10 feet of Lot No. 2 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1 as of record in Book 843. page 79. Register's Office for Davidson County, Tennessee.

Said Easterly 10 feet of Lot No. 2 being part of the same property conveyed to Van McCormack and wife, Sarah Elizabeth McCormack by deed from Earl McBroom and wife, Inez G. McBroom of record in Book 4385, page 107, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Rollie Reynolds, an unmarried man by Warranty deed from Judy McBroom Thomas and Janis McBroom Hannah, devisees of Earl McBroom, deceased of record in Instrument No. 20040305-0025620 Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 05, 2004. Said property is not and has never been the primary marital residence for the within named grantor

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee.
- Metropolitan Housing and Development Agency Affordability Restriction Agreement and Right of First Refusal of record in Book 10969, Page 828, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

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This is **improved** property known as: **303 Nawakwa Trail, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 19th DAY OF FEBRUARY, 2021.

Rollie Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROLLIE REYNOLDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212