WARRANTY DEED

Karen Johnson Davidson County
Batch# 583540 DEEDWARR
03/03/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $698.93
20210303-0027668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-24

(AFFIX SEAL)

KRISTIN DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall A. Holland	**New Owner**	051 12 0 019.00
(NAME)	(NAME)	
1219 Barry Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, I/we Joseph Lee Venable, II as Executor for Estate of Jesse Lynn Hays, Jr, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Randall A Holland and Jennifer L Holland, husband and wife hereinafter called the GRANTEE(S), his/her/their 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. 16 on the Map of Morningside Drive, Section I, of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Barry Drive at the corner of Lots Nos. 16 and 17; thence with said line between said lots, northwardly 150 feet to a point at the corner of Lots Nos. 15 and 16; thence with the line between said lots eastwardly 85.6 feet to the westerly margin of Argle Avenue; thence with the margin of the same, southwardly 120 feet to the beginning of a curve; thence around said curve, southwestwardly 47.1 feet to the northerly margin of Barry Avenue; thence with the margin of the same westwardly 55.6 feet to the point of beginning.

Being the same property conveyed to Jesse L. Hays, Jr by Warranty Deed from Donald V. Mouw and wife, Eleanore M. Mouw, dated 07/26/1985 and recorded 07/29/1985, of record in Book 6616, Page 176, Register's Office for Davidson County, Tennessee.

The said Jesse Lynn Hays, Jr died testate on 10/30/2020, devising subject property to Elizabeth Hays Venable, David Lynn Hays and Laurie Sue Hays. Joseph Lee Venable, III executes this instrument as executor for the Estate of Jesse Lynn Hays, Jr. pursuant to Order filed in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee, Metropolitan Nashville-Davidson County, Probate Division, Docket No: 20P2144.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1219 Barry Drive, Madison, TN 37115

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 11th day of Feb., 2021.

Estate of Jesse Lynn Hays, Jr

By: Joseph Lee Venable III Executor

Joseph Lee Venable, III, Executor

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Lee Venable, III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Executor of Estate of Jesse Lynn Hays, Jr, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of February, 2021.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON