Karen Johnson Davidson County
Batch# 593519 DEEDWARR
03/17/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210317-0035148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2

(AFFIX SEAL)

RACHEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Team 9 Real Estate Solutions	Team 9 Real Estate Solutions (NAME)	
3216 Leswood Lane (ADDRESS)	PO Box 148673 (ADDRESS)	050-14-0-173.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Heirs and Beneficiaries of the Estate of James C. Holland, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Team 9 Real Estate Solutions, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 313 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James C. Holland and wife, Shirley L. Holland by Warranty deed from James H. Barton and wife, Nerine Barton of record in Book 5063, page 252, Register's Office for Davidson County, Tennessee, dated August 27, 1976 and recorded on August 30, 1976. Shirley Leona Jennings Holland and James Culver Holland were subsequently divorced by order of the Circuit Court for Davidson County, Tennessee in Case 84D-1790, styled Shirley Leona Jennings Holland vs. James Culver Holland, heard on 4/3/1985 and entered 6/11/1985. The Decree vested the within property in the parties as tenants in common.

Shirley L. Holland subsequently quitclaimed her interest in the property to James C. Holland for a stated consideration of $4,000.00, by Quitclaim deed of record in Book 6570, page 570, Register's Office for Davidson County, Tennessee.

James C. Holland died 8/26/2018, unmarried and testate. By his Will, admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Case 19P-751, the within property was devised to Valeria P. Holland.

Valeria P. Holland and Valerie P. Holland are the same person. Shirley L. Holland and Shirley Leona Jennings Holland are the same person. James C. Holland and James Culver Holland are the same person. Deborah L. Holland, the only child and heir of James C. Holland other than Valerie P. Holland, joins this conveyance for the sole purpose of waiving any discrepancy in said Will.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3216 Leswood Lane, Nashville, TN 37207
(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 hand(s) this 12th day of March, 2021.

Heirs and Beneficiaries of the Estate of James C. Holland

WARRANTY DEED
(Continued)

BY: _____
Valerie P. Holland

BY: _____
Deborah L. Holland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Valerie P. Holland and Deborah L. Holland the Heirs and Beneficiaries of the Estate of James C. Holland, the herein bargainor(s), 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 12th day of March, 2021.

_____
Notary Public

My Commission Expires: 7/9/2021

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

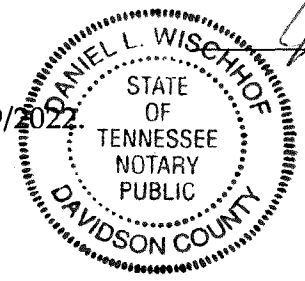
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.