WARRANTY DEED

Karen Johnson Davidson County
Batch# 608440 DEEDWARR
04/06/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210406-0045423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Charlotte R. Sappo.	SEND TAX BILLS TO: owners at owners address	MAP-PARCEL NUMBERS
(NAME) 3205 Acklen Ave	(NAME)	10406021000
(ADDRESS) Nash, TN 37212	(ADDRESS)	
(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, WE, **Michael C. Hollingsworth and Patrice Daws Dunn Hollingswort, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlotte R. Sappo** an unmarried woman, 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:

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

Land located in the 18th Councilmanic District of Nashville, Davidson County, Tennessee, on the Westerly Margin of 32nd Avenue South 69.1 feet South of Marlborough Avenue being part of Lots 76 and 77 on a map showing R.W. Grizzard's Subdivision of part of the Bosley Tract (not of record) described according to a boundary survey Dated 07/31/2003 by Campbell, Mcrae and Associates Surveying, Inc. (John Hood Tennessee R.L.S. #1838) as follows:

Beginning at a chiseled hole in the back of the sidewalk on the Westerly Margin of 32nd Avenue South, said hole being located South 36 degrees 00 minutes 00 seconds East 69.10 feet from the Southerly Margin of Marlborough Avenue; thence with said Westerly Margin South 36 degrees 00 minutes 00 seconds East 49.61 feet to an iron rod (old) at the Northeast corner of the Jon Peterson and Jordan Lee Land (Book 10483, Page 759 R.O.D.C., Tennessee); thence with said Peterson South 53 degrees 26 minutes 23 seconds West 151.00 feet to a nail (new) in the Easterly Margin of alley #891; thence with said Easterly Margin North 32 degrees 58 minutes 51 seconds West 37.10 feet to a nail (new) at the Southwest corner of the Johnathan and Paula Bragg land (Instrument # 20010220-0015485 R.O.D.C., Tennessee); thence with said Bragg North 44 degrees 52 minutes 29 seconds East 33.20 feet to an iron rod (old); thence North 31 degrees 16 minutes 04 seconds West 16.90 feet to an iron rod (old); thence North 59 degrees 46 minutes 46 seconds East 63.44 feet to a iron spike (old) in a concrete driveway; thence North 55 degrees 51 minutes 16 seconds East 51.78 feet to the point of beginning containing 7515.12 square, Feet or 0.17 acres more or less.

Being a portion of the same property conveyed to Michael C. Hollingsworth and wife, Patrice Dunn Dawes Hollingsworth by Warranty deed from James H. Benson of record in Instrument No. 20030805-0111055 Register's Office for Davidson County, Tennessee, dated August 04, 2003 and recorded on August 05, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 409 32nd Ave S Nashville, TN 37212

(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 hand this 5th day of April, 2021.

Michael C. Hollingsworth

Patrice Daws Dunn Hollingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael C. Hollingsworth and Patrice Daws Dunn Hollingsworth,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of April, 2021.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022