NEW OWNER:
JACOB HOLLISTER
1007 9TH AVENUE SOUTH
NASHVILLE, TN 37203

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0261

Map & Parcel
105020O00200CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 613068 DEEDWARR
04/12/2021 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $3,219.00
20210412-0048650

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Seventy Thousand and 00/100 Dollars ($870,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LINDA J. DURHAM, unmarried and ELIZABETH DURHAM, unmarried and LINDSAY JAMES, married** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JACOB HOLLISTER, a single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1007, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1005 9th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160309-0022492 and as amended in Instrument No. 20160422-0039578 and Instrument No. 20161118-0122206, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda J. Durham, unmarried, Elizabeth Durham, unmarried, and Lindsay James, married, as tenants in common with right of survivorship, by Warranty Deed from CATES BUILDERS, LLC, a Tennessee limited liability company, dated March 20, 2017, of record in Instrument Number 20170323-0028602, in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **1007 9TH AVENUE SOUTH, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20160309-0022492, and as amended at Instrument No. 20160422-0039578 and at Instrument No. 20161118-0122206, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of March, 2021.

LINDA J. DURHAM

ELIZABETH DURHAM

LINDSAY JAMES

STATE OF TENNESSEE

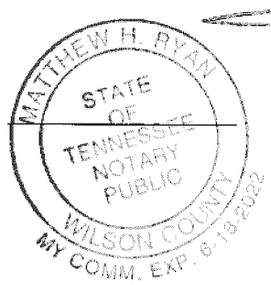
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LINDA J. DURHAM and ELIZABETH DURHAM and LINDSAY JAMES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of March, 2021.

NOTARY PUBLIC

My commission expires: _____



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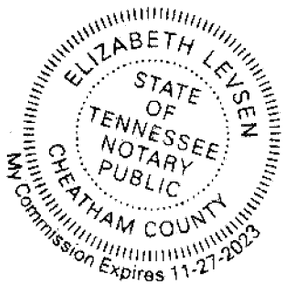
The actual consideration or value, whichever is greater, for this transfer is **$870,000.00**.

AFFIANT

Sworn to and subscribed to before me this 22nd day of March, 2021.

NOTARY PUBLIC

My commission expires: 11/27/23



TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

