Batch# 634989 DEEDWARR
05/13/2021 08:35:00 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20210513-0064450

ADDRESS NEW OWNERS and
SEND TAX BILLS:
MACLIN H. HOLT and wife,
JEANNETTE P. HOLT
208 Crooked Creek Ln
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 26-7-27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PAUL VAN COTTHEM and wife, LEONOR VAN COTTHEM, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to MACLIN H. HOLT and wife, JEANNETTE P. HOLT, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davdson County, Tennessee, being Lot No. 72 on the Resubdivision Plan of Windsor Green, Lots 49 through 72, Phases I, Section 2, of record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee.

Said Lot No. 72, being a corner lot, fronts 23.9 feet on the northeasterly margin of Champney Court and fronts 74.77 feet on the northerly margin of Windsor Trace, said frontages being joined by a curve measuring 37.50 feet and extends back 97.50 feet on the northwesterly line and 57.30 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Paul Van Cotthem and wife, Leonor Van Cotthem, by Warranty Deed from Ralph G. Hanning, dated August 14, 1998, and recorded August 19, 1998, in Record Book 11072, Page 485, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 148 Champney Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 7 day of May, 2021.

PAUL VAN COTTHEM

LEONOR VANCOTTHEM

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PAUL VAN COTTHEM and LEONOR VANCOTTHEM, the within named bargainors 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 at office this 7 day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 3-25-25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $155,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 3-25-25

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