Karen Johnson Davidson County
Batch# 635133 DEEDWARR
05/13/2021 10:38:21 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20210513-0064642

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2303

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

LaKm Singleton
Affiant

April G. Nichols
State of Tennessee Notary Public
Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of April, 2021

Notary Public

Commission Expires: 6-24-2023

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| James Hill<br>4045 Windwood Lane<br>Nashville, TN 37214 | New Owner | 108-12-0B-134.00-CO |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Christopher C. Holmberg and Cynthia L. Holmberg, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James Hill, an unmarried man**

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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Harborview, Phase 1A - Section 5 of record in Plat Book 7900, Page 485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher C. Holmberg and Cynthia L. Holmberg, husband and wife by Warranty deed from Harry Eugene Gibson, Jr. and wife, Lynette Gibson of record in Instrument No. 20140325-0024336 Register's Office for Davidson County, Tennessee, dated March 18, 2014 and recorded on March 25, 2014.

Being also known as 4045 Windwood Lane Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4045 Windwood Lane, Nashville, TN 37214

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 so 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.

Dated this the 16th day of April, 2021.

Christopher C. Holmberg

Cynthia L. Holmberg

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher C. Holmberg and Cynthia L. Holmberg** 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 on this 16th day of April, 2021.

TANIKA SHERMAN
Notary Public - Arizona
Maricopa County
Commission # 579424
My Comm. Expires Mar 16, 2024

Notary Public
My Commission Expires: 3/16/2024