Name and Address of New Owner:
Pecan Valley Properties, LLC
4351 Pecan Valley Rd.
Nashville, TN 37218

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 069-16-0-021.00

Karen Johnson Davidson County
Batch# 650190 DEEDWARR
06/07/2021 07:41:37 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20210607-0075539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Billy E. Hollis and Robert C. Williams,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pecan Valley Properties LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described accordingly to a survey made by Geo. W. Watkins, Surveyor, June 2, 1951 as follows:

Beginning at an iron pin on the Easterly margin of Ashton Avenue, 245 feet Northerly from the Northeast corner of said Ashton Avenue and the new Hydes Ferry Road; thence South 63 degrees 30 minutes East 165 feet to a point; thence 37 degrees 30 minutes East 80 feet to an iron pin; thence North 61 degrees 30 minutes West 169.4 feet to an old iron pipe in the Easterly margin of said Ashton Avenue; thence with the Easterly margin of said avenue, South 34 degrees West 85 feet to the beginning.

Being the same property conveyed to Billy E. Hollis, by Special Warranty Deed from Nationstar Mortgage, LLC, of record in Instrument No. 20141106-0102591 Register's Office for Davidson County, Tennessee, dated October 27, 2014 and recorded on November 06, 2014. (Value of consideration shown in aforementioned deed $48,360.00.)

Being the same property conveyed to Billy E. Hollis and Robert C. Williams, Joint Tenants in Common with Rights of Survivorship, by Quitclaim Deed from Billy E. Hollis, unmarried, of record in Instrument No. 20141125-0108604 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 25, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 2008 Ashton Avenue, Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-98-9RW-21-2008

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2021.

_____(SEAL)
Billy E. Hollis

_____(SEAL)
Robert C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Billy E. Hollis and Robert C. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2021.

_____
Notary Public
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2nd day of June, 2021.

_____
Notary Public
My commission expires: 3-3-2025

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025
DAVIDSON COUNTY

File No. 2021-1634