Name and Address of New Owner:
Kudzu Real Estate, Inc.
203 Point East Drive
Nashville, TN 37216

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: 049-00-0-207.00

Karen Johnson Davidson County
Batch# 652229 DEEDWARR
06/09/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210609-0077082

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 **Kudzu Real Estate, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the map of Green Lane Garden Homes Subdivision, a development by Allan Murphy, not of record, and described according to a survey made by Pete Meyer, surveyor, January 21, 1946, as follows:

Beginning at a point in the South margin of Green Lane, the Northwest corner of Lot no. 14, being the corner of the property of Sam Holt; thence with the margin of Green Lane North 77 degrees 40 minutes East 100 feet to the line between Lots nos. 13 and 14; thence with said line South 12 degrees 15 minutes East 816 feet to a point in the North line of the property of Aldridge; thence South 58 degrees West 103.6 feet to a point; thence North 12 degrees 15 minutes West 843 feet to the beginning.

Included in the above description, but excluded from this conveyance is that property conveyed to the State of Tennessee in Book 7046, page 737,described as follows: Beginning at the point of the intersection of the North boundary of the Temphis Corporation property and the East boundary of the Robert H. Smith property; thence with said East boundary North 08 degrees 19 minutes 08 seconds West 241.27 feet; thence South 72 degrees 29 minutes 10 seconds East 109.23 feet to a point in the West boundary of the Robert Wayne Jones property; thence with said West boundary South 08 degrees 19 minutes 08 seconds East 161.00 feet to a point in the Temphis Corporation North boundary; thence with said North boundary South 63 degrees 17 minutes 52 seconds West 103.60 feet to the point of the beginning and containing 0.454 acres.

Being the same property conveyed to Billy E. Hollis, a single man, by Special Warranty Deed from Wells Fargo Bank, N. A. of record in Instrument No. 20160107-0001795 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on January 07, 2016. (Value of consideration shown in aforementioned deed $72,500.00.).

Being the same property conveyed to Billy E. Hollis, Robert C. Williams, joint tenants in common, with right of survivorship, both single persons, by Quitclaim Deed from Billy E. Hollis, a single person, of record in Instrument No. 20160115-0004456 Register's Office for Davidson County, Tennessee, dated January 12, 2016 and recorded on January 15, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 557 Green Lane, Nashville, Tennessee 37189.

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.

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 4th 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 4th 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 $200,000.00, 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
4th day of June, 2021.

_____
Notary Public
My commission expires: 11/8/22

File No. 2021-1644

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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 law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON