Karen Johnson Davidson County
Batch# 669122 DEEDWARR
07/01/2021 09:29:29 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210701-0089069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Philip Becker	New Owner	115-07-0-055
(NAME) 213 High Lea Road	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

THERESA HOLZMER, NICHOLAS J. HOLZMER, JOSEPH M. HOLZMER, MARY PETERS, NANCY CALDERON, AND MICHAEL R. HOLZMER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID PHILIP BECKER, SINGLE

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:

Being Lot No. 320 on the Plan of West Meade Farms, Inc., Section N, as of record in Book 2133, page 94, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert N. Holzmer and wife Margaret Schroer Holzmer by Deed dated March 10, 1955 from West Meade Farms, Inc., in Book 2393, Page 137, in the Official Records of Davidson County, Tennessee. The said Robert N. Holzmer having since died vesting the property in Margaret Schroer Holzmer as the sole surviving spouse. The said Margaret Schroer Holzmer having since died Testate on September 22, 2020, her Will being probated in Davidson County Circuit Court Docket No. 20P-1943, Joseph M. Holzmer being the duly appointed Executor of her Estate. Theresa Holzmer, Nicholas J. Holzmer, Joseph M. Holzmer, Mary Peters, Nancy Calderon and Michael R. Holzmer being all the beneficiaries of said Will of Margaret Schroer Holzmer.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 649 Brook Hollow Road, Nashville, TN 37205

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 do 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

Witness my/our hand(s) this 30th day of June, 2021

Theresa Holzmer by Joseph M. Holzmer, Attorney-In-Fact

Nicholas J. Holzmer

Joseph M. Holzmer, Individually and as Executor

Mary Peters

Nancy Calderon

Michael R. Holzmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
On this 30th day of June, 2021, before me personally appeared Joseph M. Holzmer, Nicholas J. Holzmer, Mary Peters, Nancy Calderon and Michael R. Holzmer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2021.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Joseph M. Holzmer** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Theresa Holzmer** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Theresa Holzmer.**

Witness my hand and official seal this 30th day of June, 2021

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public
MY COMMISSION EXPIRES: 11/14/21

LT&E File #18126