Karen Johnson Davidson County
Batch# 669783 **DEEDWARR**
07/01/2021 02:08:23 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20210701-0089492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

John Pekarske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-038

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Meredith Byrd and John Pekarske	Same owners	116-08-0Q-001.00 CO
(NAME)	(NAME)	
201 Woodmont Circle, Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Eighty-Five Thousand And No/100 Dollars ($785,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES HOLLAND AND WIFE, SHIRLEY HOLLAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN PEKARSKE, AN UNMARRIED MAN AND MEREDITH BYRD, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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 Unit No. B on the plan of Kenner Manor Condominiums, together with the appurtenant interest in the common elements of Kenner Manor Condominiums, a horizontal property regime established by Master Deed, of record as Instrument No. 20051230-0156803,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSB-EV-21-2018

and amended as Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed Amendment.

Being the same property conveyed to CHARLES HOLLAND AND WIFE, SHIRLEY HOLLAND, by deed from LON F. RABY, of record as Instrument No. 20110822-0064721, dated August 19, 2011, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 201 Woodmont Circle, Unit B, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25 day of June, 2021

Charles W. Holland by Britni N. Holland, Attorney in Fact
Charles Holland, by Britni N. Holland, Attorney-In-Fact

Shirley T. Holland by Britni N. Holland, Attorney in Fact
Shirley Holland, by Britni N. Holland, Attorney-In-Fact

STATE OF TENNESSEE

OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Britni N. Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Charles Holland and Shirley Holland and that she is authorized by Charles Holland and Shirley Holland to execute this instrument on their behalf.

Notary Public

My Commission Expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY