WARRANTY DEED

Karen Johnson Davidson County
Batch# 675995 DEEDWARR
07/13/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20210713-0094229

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July 2021.

Notary Public

MY COMMISSION EXPIRES: 3-25-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6900

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trevor Austin	New Owner	172 09 0A 259.00 CO;
(NAME)	(NAME)	
1225 Lighthouse Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Dimitri V. Holmes and Luddie M. Holmes, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Trevor Austin and Amanda Miguel, husband and wife,**hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 213 on the plan of Section Five-B, Banbury Crossing, of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dimitri V. Holmes and wife, Luddie M. Holmes by Warranty Deed from The Jones Company of Tennessee, L.L.C, dated 05/26/2005 and recorded 05/27/2005, of record in Instrument 200505270059976, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1225 Lighthouse Place, Brentwood, TN 37027
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7 day of July 2021.

Dimitri V. Holmes

Dimitri V. Holmes

Luddie M. Holmes by Danielle V. Baylis Attorney in Fact

Luddie M. Holmes

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dimitri V. Holmes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of July, 2021.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Danielle V. Baylis**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Luddie Holmes** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Luddie Holmes** and is authorized by **Luddie Holmes** to execute this instrument on her behalf.

This the 7 day of July, 2021.

Notary Public

My commission expires: 8/15/24

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

File No.: 1279898
Warranty Deed TN

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/2021.

Date

Jamika Jones
Affiant Signature

7/12/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12th day of JULY, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY