Karen Johnson Davidson County
Batch# 684492 DEEDWARR
07/27/2021 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210727-0100724

WHEN RECOREDED MAIL TO:
TIMIOS, INC
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

#2331944

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN HOLLAND	JOHN HOLLAND	052 05 0A 217.00
1101 IDLEWILD CT MADISON, TN 37115	1101 IDLEWILD CT MADISON, TN 37115	

For good consideration, I (We) **JOHN HOLLAND, A SINGLE MAN WHO TOOK TITLE AS MARRIED** whose mailing address is 1101 IDLEWILD CT, MADISON, TN 37115, hereby bargain, deed and convey to **JOHN HOLLAND, A SINGLE MAN** whose mailing address is 1101 IDLEWILD CT, MADISON, TN 37115, the following described land in **DAVIDSON** County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF IDLEWILD COURT, SECTION I, OF RECORD IN PLAT BOOK 6250, PAGE 371, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN HOLLAND, MARRIED BY DEED FROM MILTON E. PIRTLE AND WIFE, KAREN PIRTLE RECORDED 03/23/2004 IN DEED INSTRUMENT 200403230032625, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 052 05 0A 217.00

Property Address: 1101 IDLEWILD CT, MADISON, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 12 day of July 2021.

JOHN HOLLAND

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 12 day of July 2021, before me personally appeared **JOHN HOLLAND** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Ella K Butler
Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $0.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

John Holland
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 12 day of July, 2021.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
JOHN HOLLAND
1101 IDLEWILD CT
MADISON, TN 37115

Name and Address of property owner:
JOHN HOLLAND
1101 IDLEWILD CT
MADISON, TN 37115

True Copy Certification

I, LINDA BROWN, 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. **Warranty Deed 7/12/2021**

Date: **7/23/2021**

Linda Brown
Signature

State of CALIFORNIA

County of LOS ANGELES

Personally appeared before me, **Melody Bass**, a notary public for this county and state, **Linda Brown** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Date: **7/23/2021**

Melody Bass
Notary's Signature

My Commission Expires: 09/15/2021
Notary' Seal (if on paper)

