Karen Johnson Davidson County
Batch# 709564 DEEDWARR
09/02/2021 01:33:09 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210902-0118565

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Jaiya Rose Wendell-Hawkins 1213 Norvel Avenue Nashville, TN 37216	Same	Map /Parcel 06155021600

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **SAM P. HOLT, JR., an unmarried man,** Grantor, has this day conveyed, bargained and sold, and does hereby transfer and convey unto **JAIYA ROSE WENDELL-HAWKINS, an unmarried woman,** her successors, representatives and assigns, hereinafter referred to as Grantee all of his right, title, interest and ownership in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION AND DERIVATION CLAUSE

This is improved property known as 1213 Norvel Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his representatives, successors and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows: 2021 county taxes are a lien against the property, but are not yet due and payable. Said taxes shall be paid by Grantee when they become due.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of SEPTEMBER, 2021.

SAM P. HOLT, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of SEPTEMBER, 2021.

Notary Public

My Commission Expires: 09/07/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, RONALD H. BICE, JR., a Notary Public in and for said County and State, SAM P. HOLT, JR., an unmarried man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 2nd day of SEPTEMBER, 2021.

Notary Public
My Commission Expires: 09/07/21

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of M. N. Young's Inglewood Annex of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made.

Said lot number 21 fronts 50 feet on the northerly side of Norvel Avenue and runs back 133 feet 5 inches on the easterly line and 134 feet 5 inches on the westerly line to a dead line and measures 50 feet thereon. Being the same property conveyed to Sam P. Holt and wife, Frances Holt and Sam P. Jr, and wife Joan Holt by Installment deed from Mattye Belle Cox, unmarried of record in Book 5765, page 7, Register's Office for Davidson County, Tennessee; the said Frances Holt having since died.

Being the same property conveyed to Sam P. Holt, Jr. as his sole and separate property by Quitclaim deed from Joan Holt of record in Book 8568, page 801, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Sam P. Holt, Jr and wife, Amy L. Holt by Quitclaim deed from Sam P. Holt, Sr. of record as Instrument No. 20060201-0012559 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sam P. Holt, Jr. by Quitclaim deed from Amy L. Holt of record as Instrument No. 20081016-0104131 Register's Office for Davidson County, Tennessee.