Karen Johnson Davidson County
Batch# 760529 DEEDWARR
11/24/2021 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211124-0156107

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT211000363

WARRANTY DEED

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of November, 2021

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley Lizabeth Holland and Michael Allen Holland 430 Lazy Creek Lane Nashville, TN 37211	**SAME**	**161-13-OB-430.00 CO**

FOR AND IN 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,

Veronica L. Edwards, Unmarried

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

Kelley Lizabeth Holland and Michael Allen Holland, Wife and Husband

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 430 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Amended and Restated Master Deed of record in Instrument Number 20050204-0013611 as amended in Instrument Numbers 20050329-0034131, 20050822-0100021 and 20210916-0124412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Veronica L. Edwards by Warranty Deed from Jessica Rocha and Fausto M. Rocha, wife and husband, and Darrell Waltrip, a married man, dated 11/29/2017 and recorded 12/6/2017 in Instrument Number 20171206-0124674, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded 1/8/2018 in Instrument Number 20180108-0002185, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **430 Lazy Creek Lane, Nashville, TN 37211**
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 17th day of November, 2021.

Veronica L Edwards

Veronica L. Edwards

SUZANNE SHEPPARD
Notary Public - State of Florida
Commission # HH 124093
My Comm. Expires Aug 23, 2025
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BOWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Veronica L. Edwards the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Produced TN DL for Id.

Witness my hand and official seal at Fort Lauderdale, Florida, this 17th day of November, 2021.

Commission Expires: 8-23-25

Suzanne Sheppard

Notary Public Suzanne Sheppard

Certificate of Authenticity

I, A Scott Hubbard, 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 11/17/21.

Date

A. Scott Hubbard

Affiant Signature

11/18/21

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18th day of Nov, 2021.

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)