Karen Johnson Davidson County
Batch# 767437 DEEDWARR
12/03/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20211203-0160736

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00

Affiant

Subscribed and sworn to before me this 1st day of December, 2021.

Notary Public
My commission expires: 2/12/22

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Traci Baumann and Jeff Randall 3075 Brookview Forest Drive Nashville, TN 37211	Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	180-04-0B-060-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Lana Holman, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Traci Baumann and Jeff Randall, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45, on the Plan of Brookview Forest, Phase II, as shown by plat of record in Instrument No. 20040629-0076755, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffery Holman and Lana Holman, husband and wife, by deed from Vincent Merz, unmarried, of record in Instrument No. 20160513-0047950, Register's Office for Davidson County, Tennessee, and dated May 6, 2016. Jeffery Holman died on March 19, 2021, leaving Lana Holman as sole tenant by the entirety.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Brookview Forest of record in Instrument No. 20040629-0076755 Register's Office for Davidson County, Tennessee.

2. Right of Way Easement of record in Book 8404 Page 676 in the official records of the

Davidson County Register of Deeds.

3. Storm Water Detention Agreement of record in Instrument No. 20021007-0121969 in the official records of the Davidson County Register of Deeds.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20030829-0125803 and amended in Instrument No. 20050505-0050962 in the official records of the Davidson County Register of Deeds.

5. Charter of Brookview Forest Homeowners Association of record in Instrument No. 20030918-0138293

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 3075 Brookview Forest Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of December, 2021.

Lana Holman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of December, 2021, before me personally appeared Lana Holman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2021.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23

I, Sheri Engel, 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 this 13 day of December, 2021

Sheri Engel

Dated 12-1-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 13 day of December, 2021

My commission expires: 2/12/23

Notary Public

