Name and Address of New Owner:
Kristin Holland and Nelson Whitson
2805 Fortland Drive
Nashville, TN 37206

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 781765 DEEDWARR
12/30/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20211230-0171671

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 083-15-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian A. Marsh, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kristin Holland, unmarried and Nelson Whitson, unmarried, as Tenants in Common with Right of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Two, Fortland Park, of record in Plat Book 2900, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian A. Marsh, a single man, by Warranty Deed from Tammy Lynn Spann Johnson, married, of record in Instrument No. 20161102-0115610, Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016. (Value of consideration shown in aforementioned deed $245,765.00.)

Being also known as 2805 Fortland Drive, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2021.

Brian A. Marsh (SEAL)
Brian A. Marsh

STATE OF Florida
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian A. Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. who produced driver license as identification.

Witness my hand and seal this 22nd day of December, 2021.

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Nia A Hamilton
Notary Public Nia A Hamilton
My commission expires: 08/03/2024
HH27454

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF Florida)
)
COUNTY OF Lake)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. by

Brian A. Marsh
(Affiant)

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Sworn to and subscribed before me this
22nd day of December, 2021. Brian A. Marsh who produced driver license as identification.

Nia A Hamilton
Notary Public Nia A Hamilton
My commission expires: 08/03/2024
HH27454

File No. EC-21-356

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-22-21.

Affiant Signature

12-22-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22nd day of December, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023