G#35513-3 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 812907 DEEDWARR
03/01/2022 10:57:50 AM 2 pgs
Fees: $13.00 Taxes: $2,697.30

20220301-0023025

File No. JN-22-1947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Holleman and Marisa Frank	**American Neighborhood Mortgage Acceptance Company, LLC**	
(NAME)	(NAME)	
4313 Brush Hill Road	**700 East Gate Drive, Suite 400**	061-04-0-091.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Mt. Laurel NJ 08054**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Tina Barks, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marisa Frank and Jason Holleman, joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 the easterly part of Lot No. 5, Block 3, on the Plan of A. J. McGaughey's Second Haysboro Subdivision of record in Plat Book 547, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 5 fronts 100 feet on the west side of Brush Hill Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Tina Barks, unmarried woman by Warranty deed from Jenne B. Dobard, unmarried and Meredith Lyerly Marlin, unmarried of record in Instrument No. 20150422-0035955 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 22, 2015.

Being the same property conveyed to Tina Barks and Joy Boven, married to each other by QuitClaim deed from Tina Barks, married of record in Instrument No. 20201008-0117192 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on October 08, 2020. Being also known as 4313 Brush Hill Road Nashville, Tennessee 37216.

Being the same property conveyed to Tina Barks by Quitclaim deed from Joy Michelle Boven A/K/A Joy Boven, of record in Instrument No. 20220222-0019817 Register's Office for Davidson County, Tennessee, dated January 18, 2022 and recorded February 22, 2022.

This is property more commonly known as 4313 Brush Hill Road, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 25th day of February, 2022.

Tina Barks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2022, before me personally appeared Tina Barks, 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 25th day of February, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025