Karen Johnson Davidson County
Batch# 816503 DEEDWARR
03/07/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220307-0025701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File No. EM-22-1976

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
Nashville Jersey Holdings, LLC	New owner	
(NAME)	(NAME)	
1418 Boscobel Street	10006 Riverside Dr.	083-13-0-347.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Old Hickory, TN 37138	
(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, **Bobby J. Holleman and Carolyn A. Meade, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Jersey Holdings, LLC** , 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 16 feet of Lot No.196 and westerly 37 feet of Lot No. 197 on the Plan of Lindsley Property of record in Plat Book 2, Page 92, Chancery Court at Nashville, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 5, 1952, as follows:

Said parts of said lots adjoin and front together 53 feet on the southerly side of Boscobel Street and run back between lines to the northerly margin of an alley, measuring 53 feet thereon.

Being the same property conveyed to Bobby J. Holleman and Carolyn A. Meade; an unmarried person ; as tenants in common w/ right of survivorship by Warranty deed from Joseph Elbert Seay and wife, Sharon Gail Seay of record in Book 7476, page 282, Register's Office for Davidson County, Tennessee, dated February 23, 1988 and recorded on February 25, 1988. Being also known as 1418 Boscobel Street Nashville, Tennessee 37206.

This is property more commonly known as 1418 Boscobel Street, Nashville, TN 37206.

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 24th day of February, 2022.

Bobby J. Holleman

Carolyn A. Meade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2022, before me personally appeared Bobby J. Holleman and Carolyn A. Meade, 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 24th day of February, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 2/24/22.

Date

Affiant Signature

2/24/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of February, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON