Karen Johnson Davidson County
Batch# 820189 DEEDQC
03/11/2022 10:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220311-0028487

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Fin Title, 345 Rouser Rd, Suite 401, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Scott W. Holt and Ellen M. Holt	Scott W. Holt and Ellen M. Holt	095-12-0-238-00
2640 Hibbits Road	2640 Hibbits Road	
Nashville, TN 37214	Nashville, TN 37214	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, SCOTT W. HOLT, now a married man and ELLEN M. HOLT formerly known as ELLEN M. JESSE, now a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto SCOTT W. HOLT and ELLEN M. HOLT, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2640 Hibbits Road, Nashville, TN 37214, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the First Revision, Hibbitts Road Estates Subdivision, as shown on Plat of record in Instrument No. 20030805-0110731, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tax ID No.: 095-12-0-238-00

BEING the same property conveyed to Ellen M. Jesse, a single woman and Scott W. Holt, a single man, herein by Deed recorded in Instrument No. 20160923-0100732, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of January, 2022.

Ellen M Holt

ELLEN M. HOLT formerly known as
ELLEN M. JESSE

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Jefferson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ELLEN M. HOLT formerly known as ELLEN M. JESSE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 31st day of January, 2022.

Marie Vivian DeBolt
Notary Public
My Commission expires: 8/31/2025

MARIE VIVIAN DEBOLT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914011992
MY COMMISSION EXPIRES 8/31/2025

The above-described property is improved property having a street address of 2640 Hibbits Road, Nashville, TN 37214.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of January, 2022.

SCOTT W. HOLT

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Jefferson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SCOTT W. HOLT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 31st day of January, 2022.

Marie Vivian DeBolt
Notary Public
My Commission expires: 8/31/2025

MARIE VIVIAN DEBOLT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914011992
MY COMMISSION EXPIRES 8/31/2025

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 OF THE FIRST REVISION, HIBBITTS ROAD ESTATES SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030805-0110731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all that certain property conveyed from JOYCE BROOKS, UNMARRIED to ELLEN M. JESSE, A SINGLE WOMAN AND SCOTT W. HOLT, A SINGLE MAN by the deed dated September 23, 2016 and recorded September 23, 2016 in Instrument Number 20160923-0100732 of official records.

APN: 095-12-0-238-00

Certificate of Authenticity

I, A Rebecca Lower, 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 7.21.21.

Date

Kellie Dejoe

Affiant Signature

7-21-2021

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 21 day of July, 2021.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Carla Roell
Affiant

Subscribed and sworn before me, this 18 day of February, 2022

Notary

Commonwealth of Pennsylvania - Notary Seal
DONALD KOMOROSKI - Notary Public
Allegheny County
My Commission Expires March 1, 2025
Commission Number 1213027