M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 822598 DEEDWARR
03/15/2022 12:07:58 PM 2 pgs
Fees: $13.00 Taxes: $5,124.50
20220315-0030044

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4440-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John Edwards and Colleen Edwards	NEW OWNER	
(NAME)	(NAME)	
700 Overton Park		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Eighty-Five Thousand And No/100 Dollars ($1,385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GINGER WOOD HOLLOWAY REVOCABLE LIVING TRUST DATED SEPTEMBER 13, 2016, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN EDWARDS AND COLLEEN EDWARDS, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 700 on the Plan of A Plat of Phase One of Abbottsford, a Planned unit Development of record in Plat Book 6250, Page 419 through 421 , amended in Book 6771, Page 683 and Book 6800, page 164 inclusive, 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 Keith L. Holloway and wife, Ginger Wood Holloway by Warranty deed from Juliana C. Ericson , unmarried of record in Book 9002, page 450, Register's Office for Davidson County, Tennessee, dated July 01, 1993 and recorded on July 02, 1993.

Being the same property conveyed to Ginger Wood Holloway, Trustee, Ginger Wood Holloway Revocable Trust Agreement dated September 13, 2016 by Quit Claim deed from Ginger Wood Holloway of record in Instrument No. 20160920-0098675 Register's Office for Davidson County, Tennessee, dated September 13, 2016 and recorded on September 20, 2016.

unimproved ☐
This is improved ☒ property, known as 700 Overton Park, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 hand this 14th day of March, 2022.

Ginger Wood Holloway, trustee
Ginger Wood Holloway, Trustee of the Ginger Wood Holloway Revocable Living Trust
dated September 13, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ginger Wood Holloway, Trustee of the Ginger Wood Holloway Revocable Living Trust dated September 13, 2016, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 14th day of March, 2022.

Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE