Karen Johnson Davidson County
Batch# 833887 DEEDWARR
04/04/2022 11:26:30 AM 2 pgs
Fees: $13.00 Taxes: $1,663.15
20220404-0038633

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $449,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/25/2022. NOTARY PUBLIC MY COMMISSION EXPIRES 10.20.24

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY Commission Expires 10-20-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2022-3251

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John T. Holland	Bank of England Mtg.	026-09-0-023.00
222 Cima Drive	5 Statehouse plaza #500	
Goodlettsville, TN 37072	Little Rock, AR 72201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Elizabeth A. Carlton; an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T. Holland; a single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 29 on the Plan of Clark Place, Section 5, of record in Plat Book 2331, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Clifford Carlton and wife, Elizabeth A. Carlton, by Warranty Deed from Charles W. Crook, Trustee with full power to convey or encumber without the joinder of any beneficiary of record in Book 7909, Page 214, Register's Office for Davidson County, Tennessee, dated August 07, 1989 and recorded on August 08, 1989. Clifford Carlton, having died on August 16, 2020, his interest in said property vesting in Elizabeth A. Carlton as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 222 Cima Drive Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on March 25, 2022.

Elizabeth A. Carlton by Pamela Maynard, Attorney-In-Fact

** Pursuant to Power of Attorney of record in Instrument No. 20220321-0032197, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pamela Maynard, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Elizabeth A. Carlton for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Elizabeth A. Carlton, and is authorized to execute this instrument on her behalf.

Notary Public

My Commission Expires: 9/8/2025

File #: 2022-3251

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 March 25, 2022

Signature 3/25/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of March, 2022

Notary's Signature

My Commission Expires: 10.20.24

202204040038633