Karen Johnson Davidson County
Batch# 836583 DEEDWARR
04/08/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20220408-0041368

WARRANTY DEED

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $352,000.00.

Affiant

Subscribed and sworn to me on 03/31/22.

NOTARY PUBLIC

My Commission Expires: 1-30-2025

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Engauge Properties LLC 563 River Rock Blvd., B-4 Murfreesboro, TN 37128	New Owner	173 09 0A 324.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bradford D. Holve, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Engauge Properties LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument Number 20040806-0094784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Bradford D. Holve, by QuitClaim Deed from Kane Fuessel, of record in Instrument No. 20150914-0092930, in the Register's Office of Davidson County, Tennessee, dated September 2, 2015 and recorded on September 14, 2015.
>
> Being the same property conveyed to Bradford D. Holve and Kane Fuessel, by Warranty Deed from JT Holdings (SA) PTY, Ltd, of record in Instrument No. 20140828-0078928, in the Register's Office of Davidson County, Tennessee, dated August 20, 2014 and recorded on August 28, 2014.
>
> This is improved property known as 1003 Loxley Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 03/ 21 /22.

Bradford D. Holve

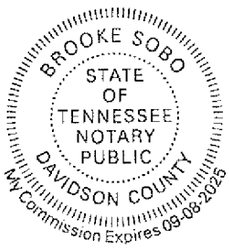
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/ 21 /22, before me personally appeared Bradford D. Holve, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his free act and deed.

Witness my hand and official seal on 03/ 21 /22.

NOTARY PUBLIC

My Commission Expires: 9/8/25



Electronic Document Certification

I, **Lisa D. Turner**, 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 21, 2022.

Lisa D. Turner

Lisa D. Turner

Date: 4-1-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 1st day of April, 2022.

Dawn Adcock

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of April, 2022.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY