This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16205-MC

Karen Johnson Davidson County
Batch# 839024 DEEDWARR
04/13/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220413-0042843

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2022.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John McLaughlin and Christopher Burke P.O. Box 128164 Nashville, TN 37212	NEW OWNER	069 16 0 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brittany L. Holljes, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John McLaughlin, a married man and Christopher Burke, a married man, as tenants in common**, hereinafter called the Grantee(s), his/her/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 a lot 50 feet front on the Westerly side of Manchester Avenue and running back between parallel lines 150 feet to a dead line, on which there is a house known as No. 2011 Manchester Avenue. Said lot is bounded on the North by the property of H. L. Gunter and wife, and on the South by property known as J. R. Rottro, and wife.

Being the same property conveyed to Brittany L. Holljes, an unmarried woman, by Warranty Deed from Kenneth Freels, an unmarried man, of record in Instrument No. 20180726-0073166, in the Register's Office of Davidson County, Tennessee, dated July 25, 2018, and recorded on July 26, 2018.

This is ☒ improved or ☐ unimproved property located at: **2011 Manchester Avenue, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2022.

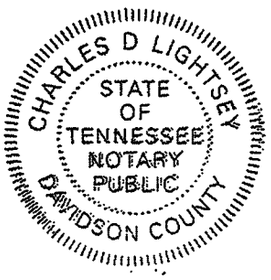
GRANTOR:

Brittany L. Holljes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brittany L. Holljes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2022.



Notary Public
My Commission expires: 5/2/22

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Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 29, 2022.

Storey Carver
Affiant Signature

3/29/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of March 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

