Karen Johnson Davidson County
Batch# 855809 DEEDWARR
05/16/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220516-0055860

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
5-5-2025
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

05-NSH22-03938

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jim Simpson & Mary Elizabeth Long Simpson 1602 Eastland Ave Nashville, TN 37206	New Owners	083-06-0-326.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cindy A. Holt, an Unmarried Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jim Simpson and Mary Elizabeth Long Simpson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Property located in the City of Nashville, County of Davidson, State of Tennessee.

Being the easterly 34 feet of Lot No. 2 and the Westerly 33 feet of Lot No. 3 on the Map of George Shield's East End Subdivision, as of record in Book 57, Page 112, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 2 and 3 front together 67 feet on the Southerly side of Eastland, formerly East End, Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank L. Holt and wife, Cindy A. Holt by Warranty Deed from William C. Brown and Geraldine Taylor, as Tenants in Common with the right of survivorship of record in Book 5268, page 90, Register's Office for Davidson County, Tennessee, dated March 29, 1978 and recorded on March 31, 1978. (Value or consideration shown in aforementioned deed $38,500.00.)

Being the same property conveyed to Cindy A. Holt and Frank L. Holt, wife and husband, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Frank L. Holt and Cindy A. Holt, husband and wife of record in Instrument No. 20130819-0086556 Register's Office for Davidson County, Tennessee, dated August 05, 2013 and recorded on August 19, 2013.

Frank L. Holt deceased on or about March 10, 2020. (Value of consideration shown in aforementioned deed $1.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1602 Eastland Ave, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of April, 2022

Cindy A. Holt

Cindy A. Holt

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 19th day of April, 2022, before me personally appeared **Cindy A. Holt,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/06/2022 ____ (date of ~~document~~).

Affiant Signature

05/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025