Karen Johnson Davidson County
Batch# 857276 DEEDWARR
05/17/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220517-0056947

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2022.

Notary Public
My commission expires:

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Fahim Eryan** | Fahim Eryan | **135140A13800CO** |
| 2089 Brookstone Dr | 2089 Brookstone Dr | |
| Mt Juliet TN 37122 | Mt. Juliet, TN 37122 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Alive Hospice Inc., a Corporation, and Monica Holt Nelson, Adminstrator of The Estate of Jack M. Holt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Fahim Eryan, married**

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. 138, on the Plan of Pinnacle Point Subdivision, Phase III, of record in Book 6900, Pages 391, 392, & 393, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jack M. Holt and Augusta C. Holt, tenants in common, by Warranty Deed from Centex Real Estate Corporation dated 2/23/89 of record in Book 7784, Page 316, as corrected and re-recorded in Book 9025, Page 131, Register's Office of Davidson County, Tennessee. Augusta C. Holt died testate on September 20, 2020. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 21P-1305, Augusta C. Holt's undivided one-half interest ins subject property was devised to Jack M. Holt for life with remainder in fee simple to Alive Hospice. Jack M. Holt died intestate on March 24, 2021, thereby extinguishing his life estate in Augusta C. Holt's one-half undivided interest in subject property. By Order on Motion to Approve Purchase and Sale Agreement entered on March 25, 2022 in re Estate of Jack M. Holt, Docket No. 21P1259, Seventh Circuit Court of Davidson County, Tennessee, Monica Holt Nelson, Administrator of the Estate of Jack M. Holt, was directed to sell Jack M. Holt's undivided one-half interest in subject property to satisfy debts of the Estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 609 Mount Hood Dr, Antioch, TN 37013.

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 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.

**Alive Hospice Inc., a Corporation**

By: Kimberly Goessele Date: 5/2/22
Kimberly Goessele, CEO

**The Estate of Jack M. Holt**

By: Monica Holt Nelson Date: 5/2/22
Monica Holt Nelson, Administrator

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kimberly Goessele,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged herself to be the **Chief Executive Officer of Alive Hospice, Inc., a Corporation,** the within named bargainor, and as such **Chief Executive Officer** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Kimberly Goessele** as such **Chief Executive Officer,** and attesting the same.

Witness my hand, at office, this 2nd day of May 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, **Monica Holt Nelson, Administrator of The Estate of Jack M. Holt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administrator of the Estate of Jack M. Holt and is authorized by the Estate to execute this instrument on the behalf of the Estate.

Witness my hand, at office, this 2nd day of May 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 2, 2022.

J. Carlton Drumwright

May 2, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 2, 2022.

Notary

My Commission Expires: 12/18/22

