Karen Johnson Davidson County
Batch# 862349 DEEDWARR
05/25/2022 11:45:42 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20220525-0060693

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF May, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 60
Kerlind Investment Group LLC 10 Kerlind Ct Franklin TN 37067	SAME AS OWNER	GROUP 13 PARCEL 84.00

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 acknowledged, we,

Charles T. Holt and Nadine Elizabeth Holt Peebles, Heirs and Co-Administrators, The Estate of Johnella B. Holt, Decedent dated June 24, 2021

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kerlind Investment Group, LLC.,
a Tennessee Limited Liability Company

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 73 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County.

Said Lot No. 73 fronts 62.5 feet on the southerly margin of Combs Drive and extends back 130.1 feet on the westerly line and 149.3 feet on the easterly line to a dead line in the rear measuring 40.4 feet thereon.

Being the same property inherited by operation of law from The Estate of Johnella Holt, who having survived her husband John Holt, he having preceeded her in death on August 30, 1988, passing said property to Johnella Holt by operation of law surviving spouse. Johnella Holt having deceased on June 24, 2021 leaving her estate to her heirs at law, Charles T. Holt and Nadine Elizabeth Holt Peebles, per Affidavit of Heirship dated May 20th, 2022, and filed for record in Instrument No. 20220525-0060692, Register of Deeds Office in and for Davidson County, Tennessee. Probate file In The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, showing TennCare Release and Notice to Creditors filing.

Being the same property conveyed to John Andrew Holt and wife, Johnella Holt, by Corporate Warranty Deed from Trinity Hills Village, Inc. a Tennessee Corporation, dated February 24, 1971 and filed of record February 25, 1971 in Book 4482, Page 317, Register's Office for Davidson County, Tennessee. (for value or consideration of $15,050.00)

This having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

CHARLES T. HOLT, AND NADINE ELIZABETH HOLT PEEBLES JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH THEY MAY HAVE BY INHERITANCE OR OTHERWISE ABSOLUTE.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2648 Combs Drive, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 and official seal at office this 24th day of May 2022.

Charles T. Holt Co-Admin.
Charles T. Holt, Co-Administrator

Nadine Elizabeth Holt Peebles Co. Admin
Nadine Elizabeth Holt Peebles, Co-Administrator

Charles T. Holt
Charles T. Holt, individualy

Nadine Elizabeth Holt Peebles
Nadine Elizabeth Holt Peebles, individualy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles T. Holt, and Nadine Elizabeth Holt Peebles with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May 2022.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Charles T. Holt, Co-Administrator and Nadine Elizabeth Holt Peebles, Co-Administrator**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themself to be **Co-Administrators** of **The Estate of Johnella B. Holt, Decedent dated June 24, 2021**, the within named bargainor, and that he/she as such **Co-Administrator**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Co-Administrators** as such **Co-Administrators**.

WITNESS my hand and official seal at office this 24th day of May, 2022.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027