NEW OWNER:
Russell Hollman
3729 East Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:

MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LN #200
KNOXVILLE, TN 37923

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-164

MAP & PARCEL
148-06-0-027.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 866897 DEEDWARR
06/03/2022 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,842.60
20220603-0064069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY EIGHT THOUSAND AND 00/100 DOLLARS ($498,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Nashville Property Holdings, LLC, a Tennessee Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Russell Hollman and Holly Hollman, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Lot No. 147 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, Page 93, Register's Office for said County.

Said lot fronts 120 feet on the Westerly side of East Ridge Drive and runs back 248.31 feet on the Northerly line and 243.15 feet on the Southerly line to a deed line in the rear on which it measures 120.08 feet.

Being the same property conveyed to Nashville Property Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Cranston Bailey, Jr., Executor of Estate of Helen Bailey of record in Instrument No. 20220112-0003962 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 12, 2022.

Being also known as 3729 East Ridge Drive , Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of May, 2022.

Nashville Property Holdings, LLC,
a Tennessee Limited Liability Company

By: Shannon Franklin
Shannon Franklin, Owner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Shannon Franklin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is Owner of, Nashville Property Holdings, LLC, a Tennessee Limited Liability Company the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 12th day of May, 2022.

NOTARY PUBLIC

My commission expires: 5-12-22

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 498,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 05/31/2022 ____ (date of document).

Affiant Signature

05/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025