Karen Johnson Davidson County
Batch# 877739 DEEDWARR
06/24/2022 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20220624-0072628

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/17/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3796

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jake Martino and Eliana C. Ramage	New Owners	104-10-0-192.00
501 Fairfax Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nicholas Perkins Holt Jr., Richard Michael Holt, and Mary Ann Holt Sykes

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jake Martino and Eliana C. Ramage, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 10 of Block 5 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

SAID Lot fronts 80 feet on the South side of Fairfax Avenue and extends back along the East margin of 32nd Avenue South 176 feet more or less to a line in the rear on which it measures 80.6 feet .

Being the same property conveyed to Nicholas P. Holt and wife, Florine P. Holt by Warranty Deed from Miss Mary Ann Holt of record in Book 4125, Page 845, Register's Office for Davidson County, Tennessee, dated April 24, 1967 and recorded on April 27, 1967.

Nicholas P. Holt, having died on April 1, 2003, his interest in said property vesting in Florine P. Holt as the surviving tenant by the entirety.

Florine P. Holt, having died testate on December 14, 2020, her interest in said property being devised devised to Nicholas Perkins Holt, Jr., Mary Ann Holt Sykes and Richard Michael Holt by Last Will and Testament of record in Docket No. 21P181, Chancery Court of Davidson County, Tennessee.

Sugbject property never having been the primary residence of the Grantors or the Grantors' spouse(s).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 501 Fairfax Avenue Nashville, TN 37212

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 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.

Witness my hand on June 17, 2022.

nicholas perkins holt jr

Nicholas Perkins Holt, Jr.

Richard Michael Holt

mary ann holt sykes

Mary Ann Holt Sykes

STATE OF Texas

COUNTY OF ~~Collin~~

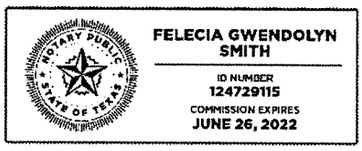
Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Nicholas Perkins Holt, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 17, 2022.

Felecia Gwendolyn Smith

Notary Public

My Commission Expires: _____



STATE OF _____

COUNTY OF _____

Notarized online using audio-video communication

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Richard Michael Holt, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 17, 2022.

Notary Public

My Commission Expires: _____

STATE OF ~~Texas~~

COUNTY OF ~~McLennan~~

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Mary Ann Holt Sykes, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

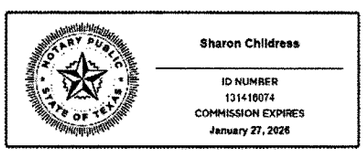
Witness my hand and official seal, this June 17, 2022.

Sharon Childress Sharon Childress

Electronic Notary Public, State of Texas

My Commission No.: 131416074

My Commission Expires: 01/27/2026



File #: 2022-3796

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Notarized online using audio-video communication

Witness my hand on June 17, 2022.

_____
Nicholas Perkins Holt, Jr.

Richard Michael Holt
Richard Michael Holt

_____
Mary Ann Holt Sykes

STATE OF _____

COUNTY OF _____

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Nicholas Perkins Holt, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 17, 2022.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Richard Michael Holt, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 17, 2022.

Cheryl D. Bolander
Notary Public

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/20/2025

STATE OF _____

COUNTY OF _____

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Mary Ann Holt Sykes, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 17, 2022.

_____
Notary Public

My Commission Expires: _____

File #: 2022-3796

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 June 17, 2022.

J. Carlton Drumwright

June 17, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 17, 2022.

Notary

My Commission Expires: 12/18/22

