Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GC-22-1001

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $982,000.00.

Affiant

Subscribed and sworn before me this the 24th day of June, 2022.

Notary Public
My commission expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 879364 **DEEDWARR**
06/28/2022 10:44:40 AM 2 pgs
Fees: $13.00 Taxes: $3,633.40
20220628-0074176

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Delbert Sable 1101 Caldwell Ave Nashville, TN 37204	new owners	105-09-0 225.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURA MARTIN HOLLIER AND JOHN D. HOLLIER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DELBERT SABLE, JR. AND AMANDA SABLE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of A.B. Hill's Subdivision of the Plant Lands, of record in Plat Book 332, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Martin Hollier and John D. Hollier, wife and husband, by deed dated 07/12/2016, from Laura Martin Hollier, F/K/A Laura Kathryn Martin, a married woman, who acquired title as unmarried, of record in Instrument No. 20160719-0074410, Register's Office for said County.

Also being the same property conveyed to Laura Kathryn Martin, unmarried, by deed dated 03/24/2014, from Katherine Kelly Rogers, unmarried, of record in Instrument No. 20140325-0024618, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1101 Caldwell Ave, Nashville, TN 37204.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 24th day of June, 2022.

Laura Martin Hollier

John D. Hollier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura Martin Hollier and John D. Hollier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2022.

My commission expires:

9-6-22

Notary Public

