Karen Johnson Davidson County
Batch# 884183 DEEDWARRSP
07/05/2022 12:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220705-0077402

After Recording Mail To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50.00.

Garrett Holland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2022.

Kyle Smith
Notary Public

MY COMMISSION EXPIRES: 09/08/2025
(AFFIX SEAL)

KYLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Space Above This Line For Recording Data]

Loan No.:5314003816
Investor No.: 5314003816
Map & Parcel Numbers:

SPECIAL WARRANTY DEED

GRANTEE'S ADDRESS AS FOLLOWS:
Garrett Holland and Demi Elliott
700 ARBOR TRACE CIR
NASHVILLE, Tennessee 37207

SEND TAX BILLS TO:
Garrett Holland and Miguel Torres
700 ARBOR TRACE CIR
NASHVILLE, Tennessee 37207

FOR AND IN CONSIDERATION of the sum of Fifty Dollars ($50.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Garrett Holland and Demi Elliott ("Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Garrett Holland and Miguel Torres ("Grantee"), forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property, known as 700 ARBOR TRACE CIR, NASHVILLE, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Loan No.: 5314003816

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and current year real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

5-23-22
Date

Garrett Holland
Garrett Holland

~~Date~~

~~Demi Elliott~~

Date

Date

GRANTOR ACKNOWLEDGEMENT

State of Tennessee §
§
County of Davidson §

On this 23rd day of May, 2022 before me personally appeared Garrett Holland and ~~Demi Elliott~~ to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

KYLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

Notary Public Kyle Smith
Title of Officer
My Commission Expires: 09/08/2025

Loan No. 5314003816

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and current year real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

Date	Garrett Holland
5-24-2022 Date	Demi Elliott Demi Elliott
Date	
Date	

GRANTOR ACKNOWLEDGEMENT

State of Tennessee §
County of Davidson §

On this 24 day of May, 2022 before me personally appeared ~~Garrett Holland and~~ Demi Elliott to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal) KIMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature

Notary Public
Title of Officer
My Commission Expires: July 7, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1, Magnolia East, as shown In the Declaration of Covenants, Conditions and Restrictions for Magnolia East of record in Instrument Number 20160726-0076751, as amended in Instrument Number 20161013-0108361, 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 Garrett Holland and Demi Elliott, both unmarried persons as joint tenants with rights of survivorship by Warranty Deed dated, December 1, 2020 from Zachary Johnson and Ashlea Hoess, of record as Instrument No. 20201202-0139771, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jeri Mills, 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 ___ 05-23-2022 _____.

Dated: 06/07/2022

Name: Jeri Mills
Title: Associate

State of Texas

County of Dallas

Sworn to and subscribed before me on 6/7/2022.

Notary Public: Megan Kirby
My Commission Expires: 06/11/2025

MEGAN KIRBY
My Notary ID # 129453866
Expires June 11, 2025