Karen Johnson Davidson County
Batch# 888259 DEEDWARR
07/13/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220713-0080648

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 $310,000.00.

Affiant

Subscribed and sworn before me this the 12th day of July, 2022.

Notary Public
My commission expires:

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Britt Holden Sr. 3125 Towne Village Road Antioch, TN 37013	NEW OWNER	150-11-0 022.00

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, RICHARD S. VANDERWALL AND WIFE, ELIZABETH A. VANDERWALL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRITT HOLDEN SR., AN UNMARRIED MAN, 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. 8 on the Plan of Towne Village of the Country, Section I, as of record in Plat Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Richard S. Vanderwall and wife, Elizabeth A. Vanderwall, by deed dated 03/23/2004, from Bank One, National Association, as Trustee, of record in Instrument No. 20040406-0039122, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3125 Towne Village Road, Antioch, TN 37013.

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 12th day of July, 2022.

Richard S. Vanderwall

Elizabeth A. Vanderwall

STATE OF Tennessee

COUNTY OF Jones

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard S. Vanderwall and Elizabeth A. Vanderwall, 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 12th day of July, 2022.

My commission expires: 9-4-22

Notary Public

KATHY B. JOHNS
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY

My Commission Expires
Sept. 4, 2022

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 13, 2022.

Tori Cole

Affiant Signature

Date: 7/13/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 13, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

