Karen Johnson Davidson County
Batch# 891578 DEEDWARRSP
07/20/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220720-0083155

This Instrument Was Prepared By:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027
2995871

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $395,000.00

Debra A Dickey
Affiant

Subscribed and sworn before me this the 11 day of June, 2022.

Notary Public
My commission expires: 1-28-2024

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Map/Parcel No.:
Debra A. Dickey 2813 Sherbourne Avenue Nashville, TN 37204	Debra A. Dickey 2813 Sherbourne Ave. Nashville, TN 37204	118-01-0-345.00

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, PHILIPPA E. HOLLOWAY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEBRA A. DICKEY, hereinafter called the Grantees, their successors and assigns, all of Grantors' fifty percent (50%) in 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:

* Single man * Single Woman

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of the Resubdivision of Lots 113 & 114, Idlewild, of record in Plat Book 5200, Page 276, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Philippa E. Holloway and Debra A. Dickey, both unmarried, from Edward G. Simpson, married, by Warranty Deed dated April 30, 2001, of record in Instrument No. 20010504-0046218, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2813 Sherbourne Avenue, 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 a fifty percent (50%) interest in said land in fee simple, have a good right to convey said interest, and the same interest 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 claiming by, through, or under Grantors (other than those said easements and restrictions of record referenced above), but not further or otherwise. 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.

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand this the 13 day of June, 2022.

Philippa E. Holloway

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philippa E. Holloway, 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 13 day of June, 2022.

My commission expires: 06/30/2026

Notary Public

CAMERON CLARENCE BAIRD
NOTARY PUBLIC
REG # 7974919
MY COMMISSION EXPIRES
6/30/2026
COMMONWEALTH OF VIRGINIA

Tennessee Certification of Electronic Document

I, Jaime L. Petrosky 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 6-13-2022 (date of document).

Jaime L. Petrosky
Affiant Signature

July 19, 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries