Karen Johnson Davidson County
Batch# 897021 DEEDWARR
08/01/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220801-0087359

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/20/2025

(AFFIX SEAL)

CHERYL ANN LANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-FR-22-729

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garrett Dick and Lydia Dick	New Owner	
(NAME)	(NAME)	**135-08-0A-729.00-CO**
729 Longhunter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ARMAND C. HOLMES AND VICTORIA HOLMES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARRETT DICK AND LYDIA DICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 729, on the Plan of Nashboro Village Nineteen Condominiums of record in Plat Book 5200, Page 80, 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 Armand C. Holmes and Aaron Craig Holmes by Warranty deed from Joseph B. Hart and Wife, Michelle Hart of record in Book 9868, page 310, Register's Office for Davidson County, Tennessee, dated November 22, 1995 and recorded on November 27, 1995.

Being the same property conveyed to Armand C. Holmes, Married and Wife, Maureen Welden-Holmes by Quitclaim deed from Aaron Craig Holmes of record in Instrument No. 20010904-0095584 Register's Office for Davidson County, Tennessee, dated August 27, 2001 and recorded on September 04, 2001.

Being the same property conveyed to Armand C. Holmes by Quitclaim Deed from Lucy Maureen Pinson F/K/A Maureen Welden-Holmes recorded simultaneously herewith of record in Instrument Number 202208010087358 Registers Office of Davidson County Tennessee.

The said Armand C. Holmes having since remarried. Victoria Holmes joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2022, and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 85, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, supplemented in Book 5469, Page 840, Register's Office for Davidson County, Tennessee.
- Charter of Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959 and Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 4821, Page 107, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Nashboro Village Homeowner's Association of record in Book 8524, Page 546, in the Register's Office for Davidson County, Tennessee

- Easement of record in Book 4821, Page 105, Book 4915, Page 78 and Book 4915, Page 80, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20170717-0071705, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **729 Longhunter Court, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF JULY, 2022.

Armand C. Holmes

Victoria Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARMAND C. HOLMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA HOLMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 July 27, 2022.

J. Carlton Drumwright

July 27, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 27, 2022.

Notary

My Commission Expires: 12/18/22

