Karen Johnson Davidson County
Batch# 903671 DEEDWARR
08/15/2022 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20220815-0092520

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~17TH~~ 15TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jim Waechter, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5002-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James L. Youngblood	NEW OWNER	14702015600
(NAME)	(NAME)	
445 Coventry Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($399,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EURAL ODELL HOLLIS, UNMARRIED, AND AND WENDY TOMPKINS, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. YOUNGBLOOD, UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Abbay Hall, Section II, as of record in Plat Book 2331, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 170 fronts 104.2 feet on the South side of Coventry Drive and runs back 301.8 feet on the West line and 300.3 feet on the East line to a dead line in the rear on which it measures 104.2 feet

Being the same property conveyed to Eural Odell Hollis and wife, Mary Ann Hollis by Warranty deed from Buford O. Benson and wife, Alice M. Benson of record in Book 4218, page 377, Register's Office for Davidson County, Tennessee, dated March 09, 1968 and recorded on March 12, 1968. Mary Ann Hollis died on February 7, 2022 leaving Eural Odell Hollis as the surviving tenant by the entirety. Further, being the same property conveyed to Eural Odell Hollis and Wendy Tompkins as joint tenants with right of survivorship, by Quitclaim deed from Eural Odell Hollis, as the sole surviving tenant by the entirety of record in Instrument No. 20220407-0040667 Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on April 07, 2022.

The above described property has never been the marital residence of Grantor Wendy Tompkins and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 445 Coventry Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 12 day of August, 2022.

Eural Odell Hollis

Eural Odell Hollis

Wendy Tompkins

Wendy Tompkins

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eural Odell Harris and Wendy Tompkins, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that he executed the within instrument of the purposes therein contained. Witness my hand this 12 day of August, 2022.

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-12-22.

Affiant Signature

8-15-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 15 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202208150092520