Karen Johnson Davidson County
Batch# 911623 DEEDWARR
09/01/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220901-0098667

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $320,000.

Affiant Signature

Subscribed and sworn to before me on this the 25 day August, 2022.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Brittany Nicole Blaylock
2887 Lyncrest Dr. Nashville, TN 37214
SEND TAX BILLS TO:
Brittany Nicole Blaylock 2887 Lyncrest Dr. Nashville TN 37214
MAP AND PARCEL NUMBER: Tax ID #:09614012800

WARRANTY DEED
22NT001199

Effective the 25 Day of August 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Terry Holleman, a married man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brittany Nicole Blaylock, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **COUNTY,** Tennessee, described as follows, to wit:
A certain tract of parcel of land of Davidson County, Tennessee, described as follows:

Begin Lot No. 18 on the Plan of Happy Acres, of record in Book 2331, Page 63, Register's Office for said County.

Said Lot No. 18 fronts 70 feet on the South side of Lyncrest Drive and runs back between parallel lines 190.1 feet to a dead line in the rear.

Being the same property as conveyed to Terry Holleman, a married man by Warranty Deed from Steven C. Mills, Trustee of The Ernest and Beverly Mills Living Trust, dated 6/26/2014 dated 04/01/2022 recorded 04/18/2022 in Book NA, Page NA, as Document Number 20220418-0044178, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 2887 Lyncrest Dr, Nashville, TN 37214-3528

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

This is not the primary residence of the Grantor

Witness our hands this the 25th day of August 2022.

Terry Holleman

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terry Holleman, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL A. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Beth Turner 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 8/25/2022 (date of document).

Affiant Signature

8/31/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 of August, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24