Karen Johnson Davidson County
Batch# 912059 DEEDWARR
09/02/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20220902-0099333

# WARRANTY DEED

File #2022-0401

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $483,000.00.

Affiant

Subscribed and sworn to before me on September 1, 2022.

NOTARY PUBLIC
My Commission Expires:

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| Michael A. Khouri and<br>Sandra W. Khouri<br>710 Harpeth Trace Drive<br>Nashville, TN 37221 | New Owner<br>Michael A. Khouri and<br>Sandra W. Khouri<br>710 Harpeth Trace Dr.<br>Nashville, TN 37221 | 143-02-0B-006.00<br>CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DON R. HOLLOWAY, A MARRIED MAN, AND WILLIAM M. HOLLOWAY, A MARRIED MAN**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MICHAEL A. KHOURI AND SANDRA W. KHOURI, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Treetops at Harpeth Trace Revised, of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to DON R. HOLLOWAY AND WILLIAM M. HOLLOWAY, by Warranty Deed from NANCY L. BROWN, AN UNMARRIED WOMAN, of record in Instrument No. 20190104-0001290, dated January 4, 2019, said Register's Office.**

**The undersigned, Olivia S. Warner, spouse of William M. Holloway, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.**

**Don R. Holloway warrants that this property is not his usual place of residence, it is not the marital residence for him and his spouse, and is not subject to any marital interests therein.**

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 710 Harpeth Trace Drive, Nashville, TN 37221.

**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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on September 1, 2022.

**Grantor:**

**Don R. Holloway**

**Grantor:**

**William M. Holloway**

**Olivia S. Warner**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DON R. HOLLOWAY, WILLIAM M. HOLLOWAY, AND OLIVIA S. WARNER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2022.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 **9/1/2022** (date of document).

Affiant Signature

**9/1/2022**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **September**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

