Karen Johnson Davidson County
Batch# 912472 DEEDWARR
09/02/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220902-0099471

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 2nd day of September, 2022.

Notary Public:
My Commission Expires: 6/22/26

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Matthew David Holt 6640 Upton Ln. Nashville, TN 37209	New Owner 6640 Upton Ln. Nashville, TN 37209	090-15-0-005.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stephen Lynch and David Lynch, as Devisees of the Last Will and Testament of Ledelle H. Lynch**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew David Holt and Elizabeth Hansell Smith**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 642 on the Plan of Charlotte Park, Section 10, as of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 642 fronts 44.5 feet on the northerly margin of River Rouge Court and extends back 298.0 feet along a broken easterly line and 162.0 feet along a broken westerly line, to the surveyed base line on which it measures 68.0 feet, and continues back northerly 25 feet, more or less, on the easterly line and 35 feet, more or less, on the westerly line, to the line marking the edge of water of the Cumberland River, as of December 1959, on which it measures 65 feet, more or less.

BEING the same property conveyed to Clarence R. Lynch and wife, Ledelle H. Lynch by Warranty Deed from Consolidated Developments, Inc., a Tennessee corporation, dated 9/29/1965 and recorded 10/6/1965 in Book 3943, Page 175, Register's Office for Davidson County, Tennessee. The said Clarence R. Lynch having since reportedly died on 11/16/1970, leaving Ledelle H. Lynch as the surviving spouse.
The said Ledelle H. Lynch having died testate on 12/5/2013, with her estate being probated for muniment of title only in Davidson County Case No. 14P-590. Copy of her will is also of record in Instrument No. 20140515-0041975, said Register's Office. Pursuant to Affidavit of Heirship filed in Instrument No. 20140905-0081646 and pursuant to her will, property was devised to Stephen H. Lynch and David L. Lynch, each owning an undivided one-half interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Sewage Agreement of record in Book 2593, Page 566, Register's Office for Davidson County, Tennessee.

Flowage Easement of record in Book 2140, Page 408, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters as shown on plat of record in Plat Book 2900, Page 78, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 403 River Rouge Ct., Nashville, TN 37209

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 2nd day of September, 2022.

Stephen Lynch

David Lynch

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 Stephen Lynch and David Lynch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of September, 2022.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman



Tennessee Certification of Electronic Document

I, Amber Whisner, 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 September 2, 2022 (date of document).

Amber Whisner
Affiant Signature

September 2, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of September, 2022.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.23.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County