This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18239-LV

Karen Johnson Davidson County
Batch# 916248 DEEDWARR
09/13/2022 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220913-0102207

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 7th day of September, 2022.

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Travis E. Pike and Judy C. Pike 401 West Old Hickory Blvd. Madison, TN 37115	Address of New Owner	042-16-0-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **M. Dewayne Holt and Karen E. Holt, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Travis E. Pike and Judy C. Pike, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 5 and 6, on the plan of Part Two Finnland Heights, as shown on plat of record in Plat Book 1424, Page 7, in the Register's Office of Davidson County, Tennessee, to which plat reference is hreby made for a more particular description.

Included in the above captioned property, but specifically excluded from this conveyance is the property conveyed to State of Tennessee, by Final Judgment of record in (book) 4906 (page) 992, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Old Hickory Boulevard, said point being westwardly 20 feet from the west boundary of Gibson Drive extended thence along a curve right having a radius of 20 feet for 32.0 feet to a point in said west margin, thence along the said west margin, south 2 degrees 35 minutes west 28.7 feet to a point; thence northwestwardly along a curve left having a radius of 25 feet for 39.6 feet to a point; thence north 87 degrees 48 minutes west 53.8 feet to a point; thence along a curve left having a radius of 5683.58 feet for 85.4 feet to a point; thence north 1 degrees 01 minutes east 21.6 feet to a point in the said south margin; thence along the south margin, south 88 degrees 52 minutes east 143.3 feet to the point of beginning and containing 3794 square feet.

Being the same property conveyed to M. Dewayne Holt and Karen E. Holt by Warranty Deed from Cynthia Moncheryl Robinson Motley (33 1.3%); Demetris Antwaun Robinson (33 1.3%) created under the Last Will and Testament of Edith Jean Robinson, dated June 9, 2005; and Cynthia Moncheryl Robinson Motley, Trustee of the Testamentary Trust for Grandchildren, Mariah Jenkins (11-1/9%), Corey Jenkins (11-1/9%) and Cara Jenkins (11-1/9%) created under the Last Will and Testament of Edith Jean Robinson, dated June 9, 2005 of record as Instrument No. (book) 10079 / (page) 853 20130830-0091625 in the Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on August 30, 2013.

This is improved property located at: **401 West Old Hickory Boulevard, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2022.

GRANTOR:

M. Dewayne Holt

Karen E. Holt

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared M. Dewayne Holt and Karen E. Holt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/07/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/07/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of September, 2022

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

