Karen Johnson Davidson County
Batch# 928692 DEEDWARR
10/12/2022 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20221012-0111909

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

File No. EM-22-3321

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jared Michael Holder and Carrie Stout-Holder	**New Owner**	
(NAME) 1423 Shelton Avenue	(NAME) **1423 Shelton Ave**	072-04-0-359.00 and 072-04-0-037.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) **Nashville TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Leslie A. Thomas and Kevin Thomas, Wife and Husband** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jared Michael Holder and Carrie Stout-Holder, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and located in Davidson County, State of Tennessee, and legally described as:

Tract 1:

Tract in Davidson County, Tennessee, being Lot No. 36 in Block "A" of Inglewood Golf Club Subdivision located in Davidson County, Tennessee, as shown by Plat of record in Book 843 Page 65, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said lot.

Tract No. 2:

Land in Davidson County, Tennessee, being the southeasterly 30 feet of Lot No. 37 of Block A on the Plan of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, Register's office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 37 fronts 30 feet on the northerly side of Shelton Avenue and runs back 191 feet on the easterly line and 182 feet, more or less, on the westerly line to a dead line and measures 30.35 feet thereon.

Being the same property conveyed to Leslie A. Ullein, unmarried woman by Warranty deed from Ross E. Cluver and wife, Cora A. Cluver of record in Instrument No. 20040812-0097470 Register's Office for Davidson County, Tennessee, dated August 09, 2004 and recorded on August 12, 2004.

Leslie A. Ullein A/K/A Leslie A. Thomas is now married to Kevin Thomas.

This is property more commonly known as 1423 Shelton Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 5th day of October, 2022.

Leslie A. Thomas

Kevin. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2022, before me personally appeared Leslie A. Thomas and Kevin Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2022.

Notary Signature
My commission expires: 4/23/24

Sondra Brown
State of Tennessee Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 10/5/22.

Date

Affiant Signature

10/5/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of October, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON