This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-19354-TC

Karen Johnson Davidson County
Batch# 933977 DEEDWARR
10/27/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20221027-0116177

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Holloway 4904 South Power Road, #103 Meza, AZ 85212	New Owner	136-07-0-074

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Peggy J. Anderson, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tyler Holloway, a married man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Priest Lake Park, Section II, as of record in Book 4175, Pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Carlton Gafford and wife, Peggy Jane Gafford, by deed from Ralph Stevens Construction Company, Inc. of record in Book 4532, Page 687, Register's Office for Davidson County, Tennessee. The Gafford's having since divorced, the property was divested out of James C. Gafford and vested solely in Peggy J. Gafford in compliance with the Divorce Decree of the Fourth Circuit court of Davidson County, Tennessee, Docket No. 87D-1250 and filed for record in Book 7635, Page 231, and by Quitclaim Deed of record in Instrument No. 20031027-0158171, said Register's Office. Peggy J. Gafford having married Richard Albert Anderson and since divorced him (Docket No. 02D-156) Richard A. Anderson Quitclaimed any interest he may have had to Peggy K. Anderson of record in Instrument No. 20031031-0160336, of said Register's Office.

This is improved property located at: **3804 Anderson Road, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 25th day of October, 2022.

GRANTOR:

Peggy Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 25th day of October, 2022.

Notary Public
My Commission expires: 11/12/24

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202210270116177

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 25, 2022.

Affiant Signature

Date: 10/25/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 25, 2022

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

