Karen Johnson Davidson County
Batch# 935610 DEEDWARR
10/31/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221031-0117270

Name and Address of New Owner:
Thanh Van Nguyen
4733 Clarksville Pike
Nashville, TN 37218

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 049-00-0-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James S. Holodnak, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thanh Van Nguyen, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of property located in Davidson County, Tennessee, more particularly described as follows:

Beginning at a westerly margin of State Highway 112 or Clarksville Highway at the southeast corner of the property conveyed to Houston Roy and wife, by deed from Howard B. Moore and wife, of record in Book 2643, Page 173, Register's office for said County; thence with the westerly margin on said Highway, South 20 degrees, 15 minutes East 125 feet; thence South 69 degrees 11 minutes West 300 feet; thence North 20 degrees, 15 minutes West 108.7 feet to said Roy's southwest corner; thence with said Roy's southern boundary line, North 66 degrees, 15 minutes East 300 feet to the beginning.

Being the same property conveyed to James S. Holodnak, an unmarried man by quitclaim deed of Final Decree of Divorce, James S. Holodnak, married, dated August 5, 2015, recorded August 12, 2015 in Instrument No. 20150812-0080712 in the Register's Office.

This improved property known as 4733 Clarksville Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2022.

James S. Holodnak (SEAL)
James S. Holodnak

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28th day of October, 2022, before me personally appeared James S. Holodnak, 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 28th day of October, 2022.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 6-21-25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of October, 2022.

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public
My commission expires: 3/3/26
File No. 2022-5363-SK

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/28/22 (date of document).

Regina Sullo
Affiant Signature

10/31/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

