Karen Johnson Davidson County
Batch# 937950 DEEDWARR
11/04/2022 10:11:06 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50
20221104-0119068

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-19141-KP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $865,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me, this the 26th day of October, 2022.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony F. Holt and Marcia B. Holt 3509 Geneva Circle Nashville, TN 37209	New Owner	092-05-0-077

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, I/we, **Katherine Blankenship and John Judkins, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anthony F. Holt and Marcia B. Holt, husband and wife,** hereinafter called the Grantee(s), his/her/their 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 120 on the Plan of College Hill, Section V, as of record in Book 2900, Page 42, Register's Office for said County, to which reference is hereby made for a more complete description. Said Lot No. 120 fronts 93 feet on the Westerly side of Geneva Circle and extends back 153.9 feet on the Northerly line and 181.2 feet on the Southerly line, to a dead line in the rear and measures 152.8 feet.

Being the same property conveyed to Katherine Blankenship and John Judkins, wife and husband by Warranty Deed from Peter Easling and Elma Easling, husband and wife of record as Instrument No. 20181205-0118450 in the Register's Office for Davidson County, Tennessee, dated December 3, 2018 and recorded on December 5, 2018.

This is improved property located at: **3509 Geneva Circle, Nashville, TN 37209.**

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 26th day of October, 2022.

GRANTOR:

Katherine Blankenship

John Judkins

STATE OF FLORIDA
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine Blankenship and John Judkins, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2022.

Notary Public
My Commission expires: July 16, 2026

MARIA DELCARMEN NELSON
Notary Public - State of Florida
Commission # HH 243001
My Comm. Expires Jul 16, 2026
Bonded through National Notary Assn.