Karen Johnson Davidson County
Batch# 938281 DEEDWARR
11/04/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20221104-0119233

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$125,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley Ross	new owner	
(NAME) 1616 Emerald Drive	(NAME) 1616 Emerald Drive	069-15-0-038.00
(ADDRESS) Nashville TN 37218	(ADDRESS) Nashville, TN 37218	
(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, **Sandra Holt, a widow** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stanley Ross** , 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. 2, Resubdivision of Lot 12 and Part of Reserve Parcel on the Plan of Hydes Ferry Park of record in Book 6050, Page 595, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Michael L. Holt and wife, Sandra Holt by Warranty Deed from Vivian B. Sims and Ara L. Walls of record in Book 9071, Page 145, Register's Office for Davidson County, Tennessee, dated April 29, 1993 and recorded on September 03, 1993. (Value or consideration shown in aforementioned deed $15,000.00.).

Being the same property conveyed to Michael L. Holt and wife, Sandra Holt, as tenants by the entirety by Warranty Deed from Ara L. Walls and Vivian B. Sims, as tenants in common of record in Book 10511, Page 256, Register's Office for Davidson County, Tennessee, dated June 27, 1997 and recorded on June 30, 1997. (Value or consideration shown in aforementioned deed $9,000.00.)

The said Michael L. Holt having since deceased on February 25, 2013, leaving Sandra Holt as the remaining tenant by entirety.

Deed of Correction recorded September 12, 1997 in Book 10606, Page 678, Register's Office for Davidson County, Tennessee.

See also, Final Decree Confirming Sale recorded in Instrument No. 201603170025226, amended Report of Sale recorded in Instrument No. 20170608-0057677 and Decree for Redemption recorded in Instrument No. 201707070068656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved ~~unimproved~~ x property, known as 1618 Emerald Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 4th day of November, 2022.

Sandra Holt

Sandra Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sandra Holt**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of November, 2022.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~October~~ November 4, 2022.

Affiant Signature

11/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of ~~October~~ November, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARY ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY