Karen Johnson Davidson County
Batch# 941297 DEEDWARR
11/15/2022 02:23:33 PM 2 pgs
Fees: $13.00 Taxes: $3,644.50
20221115-0121772

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62885
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan James Martin and Frances Victoria Mandell 10206 Champions Circle Franklin, TN 37064	NEW OWNER

TAX MAP PARCEL NUMBERS: 091160M00200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$985,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beth J. Hollahan and Paul J. Hollahan, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan James Martin and Frances Victoria Mandell, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 4307 Dakota Avenue, of record in Instrument No. 20200102-0000225, amended in Instrument No. 20200108-0002734 and Instrument No. 20200221-0019707, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beth J. Hollahan and Paul J. Hollahan, wife and husband, by Warranty Deed from Keith A. Bolton, dated October 16, 2020 and recorded on October 20, 2020, of record in Instrument No. 20201020-0121899, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200102-0000225, amended in Instrument No. 20200108-0002734 and Instrument No. 20200221-0019707, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200102-0000225, amended in Instrument No. 20200108-0002734 and Instrument No. 20200221-0019707, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Restrictive Covenant for Detached Structure of record in Instrument No. 20200617-0063071, said Register's Office.

This is improved property, known as 4309 Dakota Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of November, 2022.

Beth J. Hollahan

Paul J. Hollahan

State of Tennessee

County of Davidson

On this 9th day of November, 2022, before me the undersigned authority, personally appeared Beth J. Hollahan and Paul J. Hollahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $985,000.00.

Affiant

Sworn and subscribed before me this 10 day of November, 2022.

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary

My Commission Expires: