Karen Johnson Davidson County
Batch# 950720 DEEDWARRSP
12/12/2022 03:24:58 PM 5 pgs
Fees: $28.00 Taxes: $536.50
20221212-0129056

This instrument prepared by and after recording return to:

Dodson Parker Behm & Capparella, PC
1310 Sixth Avenue North
Nashville, TN 37208

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
David Shearon 13326 Lisa Drive Hudson, FL 34667	David Shearon 13326 Lisa Drive Hudson, FL 34667	Parcel No. 072-13-0-235.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BILLIE LOFTIS, EXECUTRIX OF THE ESTATE OF NELSON HOLT** and **MARY HOLT, spouse of NELSON HOLT** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **DAVID SHEARON** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of Nov, 2022.

GRANTOR:

ESTATE OF NELSON HOLT

By: Billie Loftis
Name: Billie Loftis
Its: Executrix

MARY HOLT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Billie Loftis, the Executrix of the Estate of Nelson Holt, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she as Executrix executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Billie Loftis, as such Executrix.

Witness my hand and official seal this 14th day of November, 2022.

My Commission Expires:

Jan 6, 2025

Notary Public

JOHN R. MILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary Holt, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 14th day of November, 2022.

My Commission Expires:

Jan. 6, 2025

Notary Public

JOHN R. MILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $145,000.00 which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Billie Jane Lyttis
Affiant

Sworn to and subscribed before me,
this 14th day of November, 2022.

NOTARY PUBLIC

My Commission Expires: Jan. 6, 2025

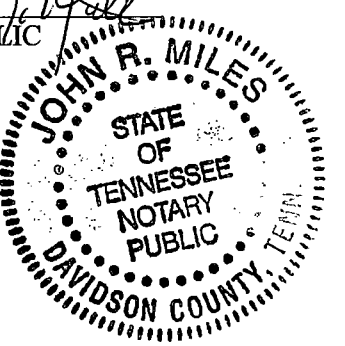


Exhibit "A"

Legal Description of Property

Land being located in Davidson County, Tennessee, being described as follows:

Being Lot Number 198 on the Plan of Trevecca Subdivision of Renraw as of record in Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee. Said Lot Number 198 fronts 50 feet 2 inches on the Southerly side of Strouse Avenue and runs back between parallel lines 199.4 feet on the Westerly line and 195.2 feet on the Easterly line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to DAVID SHEARON AND NELSON HOLT, JR., by deed from BANK OF NEW YORK, AS TRUSTEES FOR THE CERTIFICATEHOLDERS OF CWABS SERIES 2000-2, of record in Instrument No. 20040709-0082159, dated June 7, 2004, said Register's Office.

This is improved property known as 976 Strouse Avenue, Nashville, Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 421, page 72 and 73, said Register's Office.