Karen Johnson Davidson County
Batch# 954352 DEEDWARR
12/22/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20221222-0131971

(2)

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2022. Notary Public My commission expires:_____

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Holly Royer	**New Owner**	**161-13-0B-430.00CO**
430 Lazy Creek Lane		
Nashville, TN 37211		

FOR AND IN 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, WE,

Michael Allen Holland and Kelley Lizabeth Holland, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Holly Kiesz-Royer, married

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 430 on the Plan of Creekside of Brentwood, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Amended and Restated Master Deed of record in Instrument No. 20040702-0079260, amended and restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021, Instrument No. 20070622-0075126, Instrument No. 20210916-0124412, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelley Lizabeth Holland and Michael Allen Holland, wife and husband, by Warranty Deed from Veronica L. Edwards, unmarried, dated November 17, 2021, of record in Instrument No. 20211124-0156107, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Master Deed of record in Instrument No. 20040702-0079260, amended and restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021, Instrument No. 20070622-0075126, Instrument No. 20210916-0124412, Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20080724-0075832, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 9444, Page 27, in the Register's Office for Davidson County, Tennessee.
Drainage and Utility Easement of record in Instrument No. 20040305-0025834, in the Register's Office for Davidson County, Tennessee.
Access and Grading Easement of record in Instrument No. 20040305-0025838, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20040720-0086492, in the Register's Office for Davidson County, Tennessee.

Construction and Slope Easement of record in Book 7851, Page 708, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 7250, Page 755, Book 7250, Page 758 and Book 7267, Page 41, in the Register's Office for Davidson County, Tennessee.
Easement for Water Mains of record in Book 6408, Page 486, in the Register's Office for Davidson County, Tennessee.
Right of Way to State of Tennessee of record in Book 7859, Page 398, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee.
Potential Access to Cemetery of record in Book 11145, Page 525, in the Register's Office for Davidson County, Tennessee.
Ground Lease with SBA Towers, Inc. of record in Instrument No. 20000403-0032883, Instrument No. 20000714-0069736, Instrument No. 20040305-0025830, Instrument No. 20040305-0025837, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20041217-0150431, in the Register's Office for Davidson County, Tennessee.
Deed to SBA Towers, Inc. of record in Instrument No. 20140723-0065538 and Instrument No. 20110203-0009711, in the Register's Office for Davidson County, Tennessee.
Access and Utility Easement of record in Instrument No. 20040305-0025839, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 430 Lazy Creek Lane, Nashville, TN 37211.

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 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/our hand(s) this 21st day of December, 2022.

Michael Allen Holland by A. Scott Hubbard attorney in fact

Michael Allen Holland by A. Scott Hubbard attorney in fact

Kelley Lizabeth Holland by A. Scott Hubbard attorney in fact

Kelley Lizabeth Holland by A. Scott Hubbard attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michael Allen Holland and Kelley Lizabeth Holland, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Michael Allen Holland and Kelley Lizabeth Holland,, and is authorized by Michael Allen Holland and Kelley Lizabeth Holland, to execute this instrument on his behalf.

Witness my hand, at office, this 21st day of December, 2022.

My Commission Expires: 2-22-2026

Notary Public

WESLEY BLOW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02-22-26
COUNTY OF WILLIAMSON

File #: 22-695
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/21/2022.

Date

Affiant Signature

12/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of December, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025