Karen Johnson Davidson County
Batch# 975574 DEEDWARR
03/01/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20230301-0014616

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 $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF March, 2023

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: InvestSmart TN LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	148-13-0-150.00
4920 Yorktown Rd (ADDRESS)	(ADDRESS)	
Nash TN 37211 (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, **Michael Holman, Executor of The Estate of Dorothy Holman and Michael Holman, Individually**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **InvestSmart TN LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 256 on the Plan of Fairlane Park, Section III of record in Book 2331, Page 145, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard L. Holman and wife, Dorothy M. Holman by Warranty Deed from Thomas Harold Brown and wife, Mary Jane M. Brown of record in Book 2957, Page 479, Register's Office for Davidson County, Tennessee, dated August 27, 1959 and recorded on August 31, 1959. (Value or consideration shown in aforementioned deed $11,100.00.)

Being the same property divested out of Howard L. Holman and vested solely in Dorothy M. Holman RE: Final Decree of Divorce in Book 5619, Page 402, Register's Office for Davidson County, Tennessee.

Dorothy M. Holman died on September 23, 2022 and devised her entire interest in the subject property in accordance with her Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), bearing Docket No. 22P2117. Last Will and Testament of record in Instrument No. 20230111-0002383, Register's Office for Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 4920 Yorktown Rd. Nashville, TN 37211
(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 1st day of March, 2023.

The Estate of Dorothy Holman

Michael Holman Executor

By: Michael Holman, Executor

Michael Holman

Michael Holman (individually)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael Holman, Executor of The Estate of Dorothy Holman and Michael Holman (individually)**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of March, 2023.

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 3/1/23.

Affiant Signature

3/1/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 1 day of March, 2023

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25