WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF April, 2023. Notary Public COMMISSION EXPIRES: 7/6/2024 (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT) ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 7/6/2026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Davis Holston Jonathan Arch Holston	NEW OWNERS	085-04-0A-357-00
(NAME)	(NAME)	
5174 Mountainbrook Circle	5174 MOUNTAINBROOK CIRCLE	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	HERMITAGE, TN 37076	
(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, we, **Kimberly S. Eilat and Michael Eilat, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan A. Holston and Lauren Davis Holston, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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. 357 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3b, Planned Unit Development, of record in Instrument No. 20160421-0038888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly S. Eilat and Michael Eilat, wife and husband in Warranty Deed from Meritage Homes of Tennessee, Inc. an Arizona Corporation, dated 03/07/2017 and recorded 03/10/2017 in Instrument No. 20170310-0023669, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5174 Mountainbrook Circle (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

Karen Johnson Davidson County
Batch# 989802 DEEDWARR
04/10/2023 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230410-0025625

202304100025625

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. successors 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, successors 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 our hands this 3rd day of April, 2023.

Kimberly S. Eilat

Michael Eilat

State of Arizona

County of MARICOPA

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kimberly S. Eilat and Michael Eilat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 3RD day of April, 2023.

Notary Public

Commission Expires: 3/25/2027

CHRISTOPHER S. HALL
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 644247
Expires March 25, 2027

Please Return to:

Magnolia Title & Escro
1104 Fatherland Street
Nashville, TN 37206

202304100025625

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 3, 2023**.

Date

D Hardwick

Affiant Signature

April 7, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026