WARRANTY DEED

Karen Johnson Davidson County
Batch# 994752 DEEDWARR
04/21/2023 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20230421-0029466

File No. DH-23-4301

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ephraim Maldonado	Same as new Owner	
(NAME)	(NAME)	
922 Dalebrook Ln.		081-11-0-139.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Willie Dan Holloway, IV, an unmarried man, and Querion Holloway, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ephraim Maldonado, married man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 39 on the Plan of S.A. Champion's Subdivision Harding's Addition to Nashville of record in Book 161, Page 132, 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 Willie D. Holloway, unmarried by Warranty deed from Mary Scott, David Duncan and Patricia Bradford Co-Trustees of the Nancy D. Driver Family Trust U/A/D November 21, 2005 of record in Instrument No. 20160408-00333719, Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 08, 2016. The said Willie D. Holloway (aka Willie Dan Holloway, Sr.) died intestate on 03/20/2020, survived by his son, Willie Dan Holloway, IV and his son, Querion Holloway. Affidavit of Heirship is filed at Instrument Number 20201026-0123820, Register's Office for Davidson County, Tennessee. Quentisa McKnight was named the Personal Representative of the Estate of Willie D. Holloway, deceased. Said estate was filed for record on 12/15/20221 at Docket No. 21P2464, in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee. Subsequent Affidavit of Heirship is filed at Instrument Number 202304210029465, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1609 21st Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 20th day of April, 2023.

Willie Dan Holloway, IV

Querion Holloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2023, before me personally appeared Willie Dan Holloway, IV and Querion Holloway, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2024

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 4/20/2023 (date of document).

Affiant Signature

4/21/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

