Karen Johnson Davidson County
Batch# 997211 DEEDWARR
04/27/2023 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $856.55
20230427-0031168

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kirby M. Hamblen
1031 Rachels Square Drive
Hermitage, TN 37076

SEND TAX BILL TO:
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX78216

MAP/PARCEL 075-11-0-243.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John H. Holt, an unmarried man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Kirby M. Hamblen, a married woman, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65-B on the Plan of Zone Lot Description of Lots 49-62 and Lots 64, 65, 67, 68, 69, 71 , 72, 73, 75, 76, 77 and 79, Rachel's Square, Section Two, as of record in Plat Book 6250, page 541, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John H. Holt by Warranty deed from Gwyn S. Etheridge, unmarried of record in Instrument No. 20040527-0062699 Register's Office for Davidson County, Tennessee, dated May 25, 2004, and recorded on May 27, 2004.

This is improved property known as: **903 Rachels Place, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 21st day of April, 2023.

WITNESS MY HAND on this the 21st day of April, 2023.

John H. Holt

John H. Holt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John H. Holt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $231,500.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 5-31-26

MORGAN O'NEILL STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

File No: 230132

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4-21-23.

Date

Celia Stewart-Rouse

Affiant Signature

4-21-23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of April, 20____.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY