Karen Johnson Davidson County
Batch# 997383 DEEDWARR
04/28/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230428-0031463

Karen Johnson Davidson County
Batch# 997383 DEEDWARR
04/28/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230428-0031463

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2023.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee The 202 Cloverdale Ct Trust	**New Owner**	**09507013600**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Jimmy Wayne Floyd, Personal Representative of the Estate of Ophia Deane Holladay

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

Erin Dias, Trustee of The 202 Cloverdale Ct Trust

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 Lot No. 3, on the Plan of Merry Oaks, Section IV, of record in Plat Book 2330, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Clayton B Holladay et ux, Ophia Deane Holladay, as tenants by the entirety, by Quitclaim Deed from Clayton B (Jack) Holladay, dated March 24, 1992, of record in Book 8587, Page 899, in the Register's Office for Davidson County, Tennessee. Clayton B Holladay died, leaving Ophia Deane Holladay as the sole surviving tenant. Ophia Dean Holladay died testate on July 4, 2022. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 23P324, the Personal Representative of the Estate of Ophia Deane Holladay was directed to sell the property hereinabove described and to distribute the proceeds from said sale pursuant to the terms of said Last Will and Testament.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 202 Cloverdale Ct, Nashville, TN 37214.

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 in 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.

Jimmy Wayne Floyd, Personal Representative
of the Estate of Ophia Deane Holladay

Date4-27-2023

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Jimmy Wayne Floyd** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Personal Representative of the Estate of Ophia Deane Holladay and that he is authorized by the Estate of Ophia Deane Holladay to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of April, 2023.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark D Leedom, 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 4/27/23.

Date

Affiant Signature

4/27/23

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 27th day of April, 2023.

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY