WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000192 DEEDWARR
05/05/2023 10 47 16 AM 2 pgs
Fees: $13 00 Taxes $1,387.50

20230505-0033498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 01.08.2024

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Abigail M. Holloway, and Paul A Holloway and Melissa L Holloway	New Owner	
(NAME)	(NAME)	119 01 0 475.00
2317 Foster Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **CINDY J. BETTS, MARRIED AND KRISTY B. BORNSTEIN, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABIGAIL M. HOLLOWAY, UNMARRIED, AS TO AN EIGHTY-TWO PERCENT (82%) INTEREST AND PAUL A. HOLLOWAY AND MELISSA L. HOLLOWAY, HUSBAND AND WIFE, AS TO AN EIGHTEEN PERCENT (18%) INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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. 25 and the Southerly half of Lot No. 26 on the Map of Overhill City and W.H. Fox Subdivision of Blocks No. 14 - 15 -16 - 20 - 21- 29 and 30, Cumberland Nurseries Subdivision, as of record in Book 332, Page 21, said Register's Office, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cindy J. Betts, Married and Kristy B. Bornstein, Married, as tenants in common with right of survivorship, by Warranty Deed from Thomas W. Malicoat and Wife, Janice L. Malicoat, of record in Instrument No. 20150302-0017574, in the Register's Office of Davidson County, Tennessee, dated February 27, 2015, and recorded on March 02, 2015.

This property was never the marital residence of the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 2317 Foster Ave, Nashville, TN 37210
(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 4 day of May, 2023

Cindy J Betts

CINDY J BETTS

Kristy B Bornstein

KRISTY B BORNSTEIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy J. Betts and Kristy B Bornstein, the bargainor, 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 for the purposes therein contained

Witness my hand and official seal this 4 day of May, 2023

Commission expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

John Gregory Hardeman

Notary Public