WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $495,000 00

Affiant

Subscribed and sworn to me on 05/11/23

NOTARY PUBLIC

My Commission Expires 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 1003579 DEEDWARR
05/15/2023 04 03 18 PM 2 pgs
Fees $13 00 Taxes $1,831 50

20230515-0036314

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-BR-23-7216

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Anne Holmes Jonathan ~~Johnathan~~ Holmes 7216 River Bend Rd Nashville, TN 37221	Same as new owner	141 12 0C 016 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nick Craig and Kayla Craig, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Anne Holmes and ~~Johnathan~~ Jonathan Holmes, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

> Land in Davidson County, Tennessee and being all of Lot 16 on the Plan of River Bend Estates, as shown on plat of record in Book 6900, Page 504 and 505, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property
>
> Being the same property conveyed to Nick Craig and Kayla Craig, husband and wife, by Warranty Deed from Adam R DesPres and wife, Holly DesPres, dated March 28, 2019 and recorded in Instrument No 20190329-0028587, Register's Office for Davidson County, Tennessee Nicholas Craig is one and the same person as Nick Craig
>
> This is improved property known as 7216 River Bend Rd , Nashville, Tennessee 37221

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand and official seal on 05/11/23

Nick Craig

Kayla Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/11/23, before me personally appeared Nick Craig and Kayla Craig, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal on 05/11/23

NOTARY PUBLIC

My ~~Commission~~ Expires 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON