RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No QTN-14673-2023

Karen Johnson Davidson County
Batch# 1009343 DEEDWARR
05/31/2023 12 05.44 PM 2 pgs
Fees $13 00 Taxes $1,257 63

20230531-0040972

WARRANTY DEED

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of May, 2023

NOTARY PUBLIC

My commission expires 9-21-26

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flat Branch Mortgage, Inc. 101 South Fifth Street, Suite 200 Columbia, MO, 65201	Same address as new owner	141-06-0D-004-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($339,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MELANIE L. SAGGIO F/K/A MELANIE L. LAYDEN, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALEXANDER JAMES HOLYFIELD AND JESSICA ERIN BAKER HOLYFIELD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No 4 on the Plan of Riverbridge Community, of record in Instrument #20030213-0019999, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Melanie L Layden, an unmarried woman, from Lynda D Daniel, an unmarried woman, by Warranty Deed dated November 14, 2016 and recorded November 15, 2016 in Instrument #20161115-0120483, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3007 Harpeth Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Grantor warrants that s has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY/OUR HANDS, this 30th day of May, 2023

GRANTOR(S)

Melanie L. Saggio

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Melanie L. Saggio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of May, 2023.

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026