Karen Johnson Davidson County
Batch# 1014500 DEEDWARR
06/13/2023 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,060.90
20230613-0045010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

MST 2023-0530

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrison L. Holmes and Jessica Holmes	CMG Mortgage Inc.	155-08-0C-241.00-CO
(NAME)	(NAME)	
304 Hollow Tree Court	3160 Crow Canyon Road, #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon, CA 94583	
(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, **Darrel Bates and Cheryl Bates, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harrison L. Holmes and Jessica Holmes, husband and wife,** 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:

The following described real property situate in the City of Nashville, County of Davidson, and State of Tennessee, to wit:

Being Lot No. 241 on the Plan of Poplar Creek Estates, Phase 2, as of record in Plat Book 6900, Page 339-347, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Darrel W. Bates, single man by Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), of record in Instrument No. 20111212-0096544, Register's Office for Davidson County, Tennessee, dated November 14, 2011 and recorded on December 12, 2011.

Being the same property conveyed to Darrel Bates and Cheryl Bates, husband and wife by Quitclaim deed from Darrel Bates of record in Instrument No. 20210119-0007529 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 19, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 339 through 347, inclusive and amended in Book 7900, Pages 888 and 889, and Surveyor's Certification of Correction recorded in Book 7494, Page 321, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants,

conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7964, Page 33, Book 6474, Page 346, Book 6474, Page 350, Book 6474, Page 354, Book 6486, Page 587, Book 6486, Page 588, Book 6486, Page 589, Book 5349, Page 921, Book 7270, Page 648 and Book 9472, Page 824, Book 11314, Page 436, Register's Office for Davidson County, Tennessee. Charter of Poplar Creek Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee. Dedication of Common area to Poplar Creek Homeowners Association of record in Instrument No. 20000124-0007575, in the Register's Office for Davidson County, Tennessee. Dedication of common area to Poplar Creek Estates Homeowners Association of record in Instrument No. 20000508-0046144 in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 7099, Page 299, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 304 Hollow Tree Court, Nashville, TN 37221
(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/our hand(s) this 13 DAY OF JUNE, 2023.

Darrel Bates

Darrel Bates

Cheryl Bates

Cheryl Bates

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Darrel Bates and Cheryl Bates, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of June, 2023.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 June 13, 2023.

Affiant Signature

Date: 6/13/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this June 13, 2023.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM