This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-6805

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $650,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of June, 2023.

Notary Public

My Commission expires 2/19/24

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

NAME AND ADDRESS OF PROPERTY OWNER:
Sean Day and Mildred Day
6805 Cloudland Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Eustis Mortgage Corp.
147 Raymond Hirsch Pkwy, Ste. A
White House, TN 37188

MAP AND PARCEL NUMBER: Tax ID #: 12915011600

WARRANTY DEED

23NT00554

Effective the 21st Day of June, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sam P. Holt, Jr., a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mildred Lanier Brandau Day and Sean Day, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 79 on the Plan of West Meade Highlands, Section 2, of record in Book 3700, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to Sam P. Holt, Jr. by Quitclaim Deed from Amy L. Holt dated 09/30/2008 recorded 10/16/2008 in Document Number 20081016-0104132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sam P. Holt, Jr. and wife, Amy L. Holt, by Warranty Deed from Heritage Credit Union, of record in Instrument 20040922-0114013, said Register's Office.

This is an improved property commonly known as: 6805 Cloudland Dr, Nashville, TN 37205-4603

Karen Johnson Davidson County
Batch# 1017581 DEEDWARR
06/22/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230622-0047202

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21st day of June, 2023

Ⓧ Sam P. Holt Jr.

Sam P. Holt, Jr.

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sam P. Holt, Jr.**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Certificate of Authenticity

I, Adam Lafever, 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 June 21, 2023.

Affiant Signature

6/21/23
Date

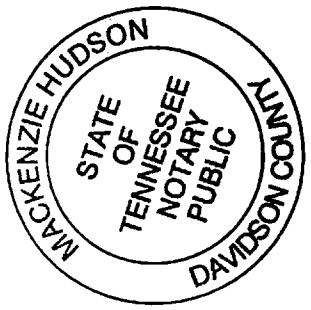
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 21 day of June, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RES-23-6805