Karen Johnson Davidson County
Batch# 1022584 DEEDWARR
07/05/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230705-0051313

PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63176
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Julie A. Boos<br>2300 Forest Lake Drive<br>Nashville, TN 37221 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 180040A06700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith A. Holloway and Erin E. Holloway, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Julie A. Boos, an unmarried woman,** hereinafter called the **Grantee**, Grantee's 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. 78 on the Plan of Highland Creek, Revision One, Section Three, of record in Instrument No. 20030716-0099524, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith A. Holloway and Erin E. Holloway, husband and wife, by Warranty Deed from Grace Lee Murphy and spouse, Sarah Elizabeth Seepe, dated July 1, 2021 and recorded on July 6, 2021 of record in Instrument No. 20210706-0090862, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Instrument No. 20030716-0099524, said Register's Office, shows an owner's certificate, minimum building setback lines from and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11568, page 311; Instrument No. 20000413-0037474; By Laws in Book 11568, page 301, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 2300 Forest Lake Drive, Nashville, TN 37221**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 5th day of July, 2023.

**Keith A. Holloway**

**Erin E. Holloway**

**State of Tennessee**

**County of Davidson**

On this 5th day of July, 2023, before me the undersigned authority, personally appeared Keith A. Holloway and Erin E. Holloway, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Sworn and subscribed before me this 5 day of July, 2023.

Notary

My Commission Expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 JULY 5, 2023.

Date

Affiant Signature

7/5/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of JULY, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

