Karen Johnson Davidson County
Batch# 1024428 DEEDWARR
07/10/2023 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230710-0052478

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of July, 2023.

NOTARY PUBLIC

My commission expires:

SYLVESTER MCEWEN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-07-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dylan Harding	Castle & Cooke Mortgage, LLC	136-03-0B-031.00 CO
(NAME)	(NAME)	
3880 Priest Lake Drive, Unit 76	13751 S. Wadsworth Park Drive, Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Draper, UT 84020	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lynn O. Holt, a single person,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Dylan Harding , an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 76, of Building No. 26, on the Site Plan, Phase 2, Priest Lake Park Condominium Townhouses, of record in Book 4675, page 145, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Priest Lake Park Condominium Townhouses, a horizontal property regime established by Master Deed of record in Book 4651, page 412, as clarified in Book 4943, page 692, amended and made applicable in Book 4979, page 939, and further amended in Book 5189, page 671, said Register's Office.

Being the same property conveyed to MELISSA RAYE HOLT AND LYNN O. HOLT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from BRETT A. SANDBERG, UNMARRIED AND TROY STEPP, JR., UNMARRIED, of record as Instrument No. 20070625-0075654, dated June 22, 2007, said Register's Office.

MELISSA RAYE HOLT, A SINGLE PERSON, conveyed her interest in said property to LYNN O. HOLT, A SINGLE PERSON, by Quitclaim Deed of record as Instrument No. 20220628-0074477, dated June 25, 2022, said Register's Office.

This property is __unimproved _X_improved property known as: 3880 Priest Lake Drive, Unit 76, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of July, 2023.

Lynn O. Holt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynn O. Holt, the herein bargainor, 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, this the 6th day of July, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/06/23 (date of document).

Affiant Signature

07/10/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 10th day of July, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL