Karen Johnson Davidson County
Batch# 1024798 DEEDWARR
07/11/2023 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20230711-0052995

WARRANTY DEED

File No. AT-23-4775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Todd Holyoak and Amanda Holyoak	New Owner	
(NAME)	(NAME)	072-07-0-288.00
1410 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I/we, **Taybro Properties, LLC, a Nebraska Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Todd Holyoak, an unmarried man, and Amanda Holyoak, an unmarried woman, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of the Subdivision of the Waters Place, as of Record in Book 332, Pages 136 and 137, Register's Office for Said County.

Said Lot No. 14 fronts 50 feet on the Southerly side of the Williams' Ferry Road (now McGavock Pike) and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to TayBro Properties LLC, a Nebraska LLC by Warranty deed from Anngina D. Everetts, unmarried of record in Instrument No. 20180619-0058882 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

This is property more commonly known as 1410 McGavock Pike, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 7th day of July, 2023.

Taybro Properties LLC, a Nebraska Limited Liability Company

By: Paul Schelstraete
Paul Schelstraete, Authorized Agent

STATE OF NE
COUNTY OF Saline

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Paul Schelstraete, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Taybro Properties LLC, the within named bargainor, a Nebraska limited liability company, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Agent.

Witness my hand this 7th day of July, 2023.

Notary Signature

Printed Name: Connie Eisley

My commission expires: 7-7-24

General Notary - State of Nebraska
CONNIE EISLEY
My Comm. Exp. July 7, 2024.

Certificate of Authenticity

I, Joshua A. Terry, 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 7/7/2023.

Affiant Signature – Joshua A. Terry

7/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/11/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
September 28, 2026
COUNTY OF WILLIAMSON