WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028613 DEEDWARR
07/20/2023 11.07:22 AM 2 pgs
Fees $13.00 Taxes $1,289.45

20230720-0055944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/09/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Michael Meier and Melanie Landers	Same as new owner	
(NAME)	(NAME)	
752 Tahlena Ave		052 06 0 076.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **SANDRA D. HOLLINGSWORTH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL MEIER,UNMARRIED AND MELANIE LANDERS, UNMARRIED,** Tenants in Common, 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:

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Madison Heights Subdivision, Section No. I, as of record in Plat Book 1424, Page 6, in the Register's Office for said County and described as follows:

Beginning at a point in the Westerly margin of Tahlena Avenue at the common corners of Lots Nos. 65 and 66 on said Plan; thence with the common boundary line between Lots 65 and 66 Westerly 221 feet to the common corner of Lots Nos. 63, 65 and 66; thence with the common boundary line between Lots 64 and 65 Southerly 198.2 feet to the Northerly margin of Florence Avenue; thence with the margin of Florence Avenue Eastwardly 170.5 feet to a marker; thence around a curve with a radius of 25 feet in the Northeasterly direction 34.91 feet to a marker in the Westerly margin of Tahlena Avenue; thence with the margin of Tahlena Avenue Northwardly 142.15 feet to the point of beginning.

Being the same property conveyed to Sandra D. Hollingsworth, by Quit Claim Deed from Maxine D. Hollingsworth, while reserving a life estate, of record in Instrument No. 20041021-0126920, in the Register's Office of Davidson County, Tennessee, dated October 18, 2004 and recorded on October 21, 2004. The said Maxine D. Hollingsworth died on August 15, 2016.

Being the same property conveyed to F. Hollingsworth, by Deed from G. C. Irwin, of record in Book 2395, Page 305, in the Register's Office of Davidson County, Tennessee, dated December 06, 1954 and recorded on April 14, 1955. The said F. Hollingsworth (also known as James F. Hollingsworth) died on December 1972, leaving Maxine D. Hollingsworth as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SALE-23-7552

unimproved
This is improved x property, known as 752 Tahlena Ave, Madison, TN 37115
(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 hand this 17th day of July, 2023

Sandra D Hollingsworth

SANDRA D HOLLINGSWORTH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra D Hollingsworth, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 17th day of July, 2023

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires 10/2/23