Karen Johnson Davidson County
Batch# 1038749 DEEDWARR
08/15/2023 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230815-0063620

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-2683

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of August, 2023

Notary Public

Commission Expires: October 23, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffery Tanner Cole Holland 809 Stone Hedge Court Nashville, TN 37138	United Wholesale Mortgage 585 S. Blvd E Ponitac, MI 48341	053-16-0-244.00

WARRANTY DEED

FOR AND IN 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,

Cynthia Robinson, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery Tanner Cole Holland, a single man

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. 25 on the Plan of Stone Hedge, Section Three of record in Plat Book 9700, Page 219, as amended in Book 10159, page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amelia N. Dillard a single woman, and Jacob W. Robinson, a single man by Warranty deed from Andrew M. Estok and wife Betty A. Estok of record in Instrument No. 20100519-0038789 Register's Office for Davidson County, Tennessee, dated May 13, 2010 and recorded on May 19, 2010. (Value of consideration shown in aforementioned deed $133,999.00.)

Being the same property conveyed to Cynthia Robinson, a single person by Quitclaim deed from Jacob Robinson and Amelia Robinson f/k/a Amelia Dillard, a married couple, of record in Instrument No. 20130919-0099006 Register's Office for Davidson County, Tennessee, dated May 19, 2013 and recorded on September 19, 2013. Deed of Correction filed in Instrument No. ___202308150063619_____, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 809 Stone Hedge Court, Nashville, TN 37138

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 so 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.

Dated this the 11th day of August, 2023.

Cynthia Robinson

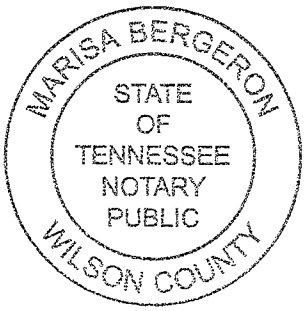
Cynthia Robinson

STATE OF TENNESSEE
COUNTY OF WILSON

On this 11th day of August, 2023, before me personally appeared Cynthia Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2023.

Notary Signature
My commission expires: October 25, 2026



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 8/11/23.

Affiant Signature – Joshua A. Terry

8/14/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/14/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27