BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064654 DEEDWARR
10/25/2023 10:32 42 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20231025-0083526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF OCTOBER, 2023

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 11/27/2025 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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
Connerth Construction, LLC	Same as New Owner	
(NAME)	(NAME)	
PO BOX 30925		090-12-0-156.00
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37040		
(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, WE, **WILLIE J. HOLT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNERTH CONSTRUCTION, LLC,** 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. 166, on the plan of Charlotte Park, Section 2, as of record in Book 2663, Page(s) 22 and 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Willie J. Holt and wife, Gladys R. Holt by Warranty deed from David C. King and wife Teresa J. King of record in Book 5257, page 291, Register's Office for Davidson County, Tennessee, dated February 27. 1978 and recorded on February 28. 1978.

Being the same property conveyed to Willie J. Holt by Quitclaim deed from Gladys R. Holt of record in Instrument No. 20041012-0123029 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 12, 2004.

Being the same property conveyed to Willie J. Holt by Quitclaim deed from Berthina Holt of record in Instrument No. 20110225-0015559 Register's Office for Davidson County, Tennessee, dated February 23, 2011 and recorded on February 25, 2011.

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.

unimproved
This is improved x property, known as 6313 Edsel Drive, Nashville, TN 37209
(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 October, 2023

WILLIE J HOLT

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 Willie J. Holt, 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 October, 2023.

Commission expires 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON