Karen Johnson Davidson County
Batch# 1064719 DEEDWARR
10/25/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20231025-0083607

WARRANTY DEED



STATE OF TN
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6.14.24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-100792

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jerry Holloway and Debra Holloway, Trustees of The Jerry and Debbie Holloway Revocable Trust dated February 25, 2002	Jerry Holloway and Debra Holloway, Trustees of The Jerry and Debbie Holloway Revocable Trust dated February 25, 2002	
(NAME) 5306 Kentucky Avenue	(NAME) 5306 Kentucky Avenue	091-07-0-395
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($680,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM P. PYKOSH AND WIFE SUSAN M. PYKOSH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY HOLLOWAY AND DEBRA HOLLOWAY, TRUSTEES OF THE JERRY AND DEBBIE HOLLOWAY REVOCABLE TRUST DATED FEBRUARY 25, 2002,** 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. 1209 of Block 185 on the Plan of No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, 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 William P. Pykosh and wife, Susan M. Pykosh by Warranty Deed from L&S Development, LLC, a Tennessee limited liability company, dated 06/26/2015, of record in Instrument 20150630-0062951, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5306 Kentucky Avenue, Nashville, TN 37209
(House No.) (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/our hand(s) this the 24th day of October, 2023

William P. Pykosh

Susan M. Pykosh

KG

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~DAVIDSON~~ ALLEGHENY

KG

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William P. Pykosh and wife Susan M. Pykosh, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~24th~~ 23rd day of October, 2023.

KG

Notary Public

My Commission Expires: 06.02.2027

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
KATHLEEN R GREENE - Notary Public
Armstrong County
My Commission Expires June 2, 2027
Commission Number 1169910

CERTIFICATE OF AUTHENTICITY

I, Erin Septer, do hereby make oath that I am a licensed attorney and/or 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 October 24, 2023

Erin Septer

Affiant

Date: Oct 24, 2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of Oct. 2023

Carolyn Curdo

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY