PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

# WARRANTY DEED

Karen Johnson
Batch# 1072399
11/16/2023 09:49:27 AM
Fees: $13.00 Taxes: $1,901.80

Davidson County
DEEDWARR
2 pgs

20231116-0089328

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Evan Isami Miyamoto | New owner | 172-12-0-B-309.00CO |
| (NAME) | (NAME) | |
| 2764 Call Hill Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, **Douglas Glenn Holloway Jr. and Chandler Holloway, formerly known as Chandler Morgan Hardy, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evan Isami Miyamoto,** unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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. 487 on the plan of Section Thirteen, Bradford Hills, as of record in Book 7900, page 661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Douglas Glenn Holloway, Jr. and Chandler Morgan Hardy, husband and wife, by Warranty Deed, dated February 25, 2022, from Jacquelyn C. Hiemer and Philip J. Hiemer, wife and husband, of record in Instrument No. 20220303-0024140, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2764 Call Hill Road, Nashville, TN 37211
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

**This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the Plan of record in Book 7900, page 6 and Book 7900, page 661; Restrictions of record in Book 8069, page 170 and Book 9227, page 681; By-Laws of record in Book 8071, page 531, and as amended in Instrument No. 20230831-0068146; Articles of Incorporation/Charter of record in Book 8071, page 520; Easement for water main of record in Book 8377, page 769; Easement for sanitary sewer of record in Book 8377, page 808; Conveyance of open space of record in Book 9779, page 672; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 15th day of November, 2023.

Douglas Glenn Holloway Jr.
By: Darrel Hardy, his Attorney-in-Fact

Chandler Holloway
By: Kellie Hardy, her Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Darrel Hardy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Douglas Glenn Holloway, Jr., the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Darrel Glenn Holloway, Jr., the within named bargainor by the said Darrel Hardy as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of November, 2023.

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

Notary Public

My Commission Expires:

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kellie Hardy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Chandler Holloway, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Chandler Holloway, the within named bargainor by the said Kellie Hardy as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of November, 2023.

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

Notary Public

My Commission Expires:

File No.: 37932