WARRANTY DEED

Karen Johnson Davidson County
Batch# 1081495 DEEDWARR
12/13/2023 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20231213-0096116

File No. DH-23-5160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Simon Kerns	Freedom Mortgage Corporation	
(NAME)	(NAME)	
2321 Somerset Valley Drive	10500 Kincaid Drive, Ste 300	173-06-0B-055.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Fishers, IN 46037	
(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/we, **Travis Torey Holihan and Elizabeth Anne Holihan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Simon Kerns, married**, HEREINAFTER CALLED THE GRANTEE, 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. 55 on the Plan of Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696, 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 Travis Torey Holihan and Elizabeth Anne Holihan, husband and wife by Warranty deed from Cameron Hill, a married man of record in Instrument No. 20210609-0077731 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 09, 2021. (Value of consideration shown in aforementioned deed $395,000.00.)

This is property more commonly known as 2321 Somerset Valley Drive, Nashville, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 5th day of December, 2023.

Travis Torey Holihan by Ryan Lux attorney in fact

Travis Torey Holihan by Ryan Lux, his Attorney-In-Fact

Elizabeth Anne Holihan by Ryan Lux attorney in fact

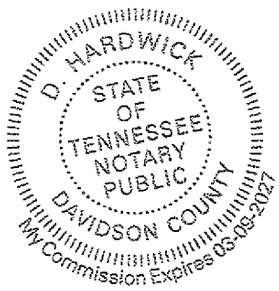
Elizabeth Anne Holihan by Ryan Lux, her Attorney-In-Fact

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 Ryan Lux with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Travis Torey Holihan and Elizabeth Anne Holihan, and that this instrument was executed on behalf of the said Travis Torey Holihan and Elizabeth Anne Holihan for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202312130096115], in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of December, 2023.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/5/2023 (date of document).

Affiant Signature

12/8/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 8 day of Dec., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County