Karen Johnson Davidson County
Batch# 1093150 DEEDWARR
01/24/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20240124-0004496

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

File #23-TC-0221-PA

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vlad Holiday, Lisa Holiday, and Matei Gheorghiu	CROSSCOUNTRY MORTGAGE, LLC	
(NAME)	(NAME)	**052-11-0-019**
221 Peeler Trail	2160 SUPERIOR AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	CLEVELAND, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NAOMI A. JAYNES, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VLAD HOLIDAY AND LISA HOLIDAY, HUSBAND AND WIFE, AND MATEI GHEORGHIU, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 23 on the plan of Marlin Meadows, Section No. 3, as shown by plat of record in Plat Book 2133, Page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 23 fronts 129 feet on the Northerly side of Peeler Trail and runs back between parallel lines 353.6 feet on the Southeasterly line and 477.76 feet on the Northwesterly line to a dead line in the rear on which it measures 180 feet.

Being the same property conveyed to Naomi A. Jaynes, a Married woman, by Warranty Deed from Amanda K. Gilliland, a single woman, of record in Instrument No. 20130711-0071640, in the Register's Office of Davison County, Tennessee, dated July 02, 2013 and recorded on July 11, 2013. Naomi A. Jaynes and Naomi Jaynes are one and the same.

Reichert W. Jaynes joins in to convey any interest he may have.

This conveyance is subject to:
* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Marlin Meadows, Section No. 3, as recorded in Plat Book 2133, Page(s) 26.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **221 Peeler Trail, Nashville, TN 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 16th day of January, 2024.

Naomi A. Jaynes By Loy Carney, Attorney In Fact
Naomi A. Jaynes by Loy Carney, Attorney-In-Fact

Reichert W. Jaynes By Loy Carney, Attorney In Fact
Reichert W. Jaynes by Loy Carney, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Naomi A. Jaynes and acknowledged that he executed the same as the free act and deed of the said Naomi A. Jaynes.

Witness my hand, at office, this 16th day of January, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Reichert W. Jaynes and acknowledged that he executed the same as the free act and deed of the said Reichert W. Jaynes.

Witness my hand, at office, this 16th day of January, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 12, 2024** (date of document).

Affiant Signature

January 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25