Karen Johnson
Batch # 1096590
01/31/2024 03:41:00 PM
Fees: $13.00 Taxes: $1,457.80

Davidson County
DEEDWARR
2 pgs

20240131-0006963

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$394,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A/E CONSTRUCTION, INC.	**SAME**	**102-04-0-027.00**
(NAME) **3704 HOBBS RD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOANNE MOATES HOLLINGSWORTH, MARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A/E CONSTRUCTION, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCESSORS AND/OR 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(s) 1000, as shown on the map entitled Charlotte Park, Section 13, of record in Plat Book 2900, pages 142-143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to William R. Malone and wife, Joanne Malone, by deed from Cumberland Valley Builders, Inc., a corporation organized and existing under the laws of the State of Tennessee, of record in Book 3407, page 539, dated August 2, 1962, said Register's Office.

Pursuant to a divorce decree, William R. Malone conveyed his interest in the subject property to Joanne Malone, by quitclaim deed of record in Book 5503, page 783, dated September 11, 1979, said Register's Office.

Joanne Hollingsworth, formerly known as Joanne Malone, conveyed her interest in the subject property to Dennis Franklin Hite, by quitclaim deed of record in Instrument No. 20121221-0117842, dated September 21, 2012, said Register's Office.

Dennis Franklin Hite died on or about February 22, 2021, leaving the subject property to his mother, Joanne Moates Hollingsworth as his sole heir, as evidenced by Affidavits of Heirship of record in Instrument No. 20220302-0023603 and in Instrument No. 20220307-0025643, said Register's Office.

See Durable Power of Attorney for Joanne Moates Hollingsworth of record in Instrument No. 20240131-0006962, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2900, Page 142, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **508 STARLINER 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; 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 29th day of January, 2024.

Joanne Moates Hollingsworth
By: Johnny Hite, her Attorney in Fact

JOANNE MOATES HOLLINGSWORTH
By: Johnny Hite, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2024, before me personally appeared **JOHNNY HITE, Attorney in Fact for Joanne Moates Hollingsworth,** 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 **Joanne Moates Hollingsworth**, and who acknowledged that he executed the same as the free act and deed of **Joanne Moates Hollingsworth.**

Witness my hand and official seal at office this 29th day of January, 2024.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public