Karen Johnson Davidson County
Batch# 1099058 DEEDWARR
02/08/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20240208-0008790

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

W-SH-23-412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Katie Wareham and Vincent Yao	New Owners	
(NAME)	(NAME)	**155-15-0A-017.00-CO**
412 Ramble Wood Circle	412 Ramble Wood Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **DAVID GLEN HOLMES AND VERONICA LOUISE HOLMES, AS TRUSTEES OF THE DAVID GLEN HOLMES AND VERONICA LOUISE HOLMES JOINT LIVING TRUST DATED OCTOBER 7, 2008,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN KATIE WAREHAM AND VINCENT YAO, WIFE AND HUSBAND,** 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. 17 on the Plan of Stonemeade, Section 1 of record in Plat Book 6900, Page (s) 800 and 801, 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 David Glen Holmes and Veronica Louise Holmes, Trustees of the David Glen Holmes and Veronica Louise Holmes Joint Living Trust dated October 7, 2008 by Warranty Deed from Teresa K. Pruitt, Trustees of the Teresa K. Pruitt Living Trust dated August 23, 2007 of record in Instrument No. 20200326-0032799 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 26, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 800 and 801 and the Boundary Plat Book 6900, Page 799, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7701, Page 290, and Reaffirmation in Book 8349, Page 43, as amended in Book 8810, Page 840, Register's Office for Davidson County, Tennessee.
- By-Laws of Homeowner's Association of record in Book 7701, Page 331, as reaffirmed in Book 8349, Page 43, as amended in Book 8517, Page 992, in the Register's Office for Davidson County, Tennessee.
- Charter Homeowner's Association of record in Book 7920, Page 728, as reaffirmed in Book 8349, Page 43, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed Conveying Open Area of record in Book 8517, Page 997, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **412 Ramble Wood Circle, Nashville, Tennessee 37221**.

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 6th DAY OF FEBRUARY, 2024.

The David Glen Holmes and Veronica Louise Holmes Joint Living Trust dated October 7, 2008

BY: _____
David Glen Holmes
Trustee

BY: Veronica Louise Holmes
Veronica Louise Holmes
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID GLEN HOLMES, TRUSTEE of THE DAVID GLEN HOLMES AND VERONICA LOUISE HOLMES JOINT LIVING TRUST DATED OCTOBER 7, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of February, 2024.

_____
Notary Public
My Commission Expires: 03-06-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERONICA LOUISE HOLMES, TRUSTEE of THE DAVID GLEN HOLMES AND VERONICA LOUISE HOLMES JOINT LIVING TRUST DATED OCTOBER 7, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of February, 2024.

_____
Notary Public
My Commission Expires: 03-06-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Adde Dilworth, 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 **February 6, 2024**.

Date

Affiant Signature

February 6, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025