Karen Johnson Davidson County
Batch# 1116819 DEEDWARR
04/01/2024 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240401-0022178

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

X Andrew Michael Dobbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-3-26
(AFFIX SEAL)

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Huntyr Alexis Holloran and Andrew Michael Dobbs	ServisFirst Bank	Map: 10302019500
(NAME) 5623 Meadowcrest Lane	(NAME) 2500 Woodcrest Place	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY P. HOLLORAN, PAULA H. KENNEDY, MARK A. HOLLORAN AND AMY A. WINSTEAD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUNTYR ALEXIS HOLLORAN AND ANDREW MICHAEL DOBBS, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 116, on the Plan of Richland Meadows, Section 2, as of record in Book 2083, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 116, fronts 60 feet on the westerly side of Meadow Crest Road, and extends back 148.6 feet on the northerly line, and 148.7 feet on the southerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Timothy P. Holloran and Paula H. Kennedy and Mark A. Holloran and Amy A. Winstead, by Quitclaim Deed from Paula H. Kennedy, Successor Trustee, and Timothy P. Holloran, Successor Trustee, both Successor Trustees of the Joseph F. Holloran and/or Mary L. Holloran Revocable Living Trust, of record in Instrument No. 20220809-0090710, dated August 9, 2022, Register's Office for said County.

Being the same property conveyed to The Joseph F. Holloran and/or Mary L. Holloran Revocable Living Trust, by Quitclaim Deed from Joseph F. Holloran and Mary L. Holloran, of record in Instrument No. 20030523-0070847, dated May 18, 2003, also see Notarized Summary of Trust of record in Instrument No. 20030523-0070846 and Warranty Deed of record in Book 2499, Page 173, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 72, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2152, Page 121, amended in Book 2195, Page 256, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5623 Meadowcrest Lane, Nashville, TN 37209
(House No.) (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, 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 our hands this 29th day of March, 2024.

Timothy P. Holloran

Paula H. Kennedy

Mark A. Holloran

Amy A. Winstead

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 Timothy P. Holloran, Paula H. Kennedy, Mark A. Holloran, and Amy A. Winstead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of March, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Julia Wyatt, 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 March 29, 2024.

(AFFIANT) – Julia Wyatt

03/29/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of March, 2024.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON