Karen Johnson Davidson County
Batch# 1121072 DEEDWARR
04/10/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $11,636.50
20240410-0025289

WARRANTY DEED

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

File #24-TC-2904-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF ~~March~~ April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Gregory Holloway	**NEW OWNER**	
(NAME)	(NAME)	**118 09 0 157.00**
305 Deer Haven Drive		
(ADDRESS)	(ADDRESS)	
Madison, MS 39110		
(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, **AVALON ASHBY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY HOLLOWAY, A MARRIED MAN** 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. 42 on the Plan of SUTTON HILL SECTION OF MARENGO PARK of record in Plat Book 974, Page 67, 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 Avalon Ashby, LLC, by Warranty Deed from Perkins Management, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230822-0065342, in the Register's Office of Davidson County, Tennessee, dated August 18, 2023, and recorded on August 22, 2023.

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 SUTTON HILL SECTION OF MARENGO PARK, as recorded in Plat Book 974, Page(s) 67.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2904 Snowden Road, Nashville, TN 37204**.

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 4th day of March, 2024.

Avalon Ashby, LLC, a Delaware Limited Liability Company

By: _____
Nicholas Bare, President and Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loy Carney of the state and county mentioned, personally appeared Nicholas Bare, President and Secretary of Avalon Ashby, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Secretary of Avalon Ashby, LLC, the within named bargainor, a Limited Liability Company, and that such Nicholas Bare, President and Secretary of Avalon Ashby, LLC as such President and Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President and Secretary.

Witness my hand and seal, at office in Nashville, this 4th day of March, 2024.

C. Loy Carney
Notary Signature

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Printed Name: _____

My commission expires: _____

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

True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of March, 2024.

Affiant Signature

Date 4/9/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of ~~March~~ April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024