Karen Johnson Davidson County
Batch# 1122500 DEEDWARR
04/12/2024 12:38:30 PM 11 pgs
Fees: $58.00 Taxes: $1,794.50
20240412-0026211

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 485,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED AND ATTENDANT QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 1708 Holly St Trust	**New Owner**	**08314005600**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

William Leonard Henry, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 1708 Holly St Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 116, Plan of the Priest Home Place, of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Frances Henry, Trustee U/A/D August 12, 1993, by Quitclaim Deed from Frances Duff Henry, Harold Duff Henry, Henrietta Henry Wise, and William Leonard Henry, individually, dated December 24, 1992, of record in Book 9046, Page 964, in the Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Frances Duff Henry, Harold Duff Henry, Henrietta Henry Wise, and William Leonard Henry, as joint tenants with full rights of survivorship, by Warranty Deed from Eleanor R Smithson, unmarried, dated October 13, 1978, of record in Book 5358, Page 920, in the Register's Office for Davidson County, Tennessee, Frances Duff Henry died on February 8, 2014, Harold Duff Henry died on November 10, 2018, and Henrietta Henry Wise died on June 25, 2010, leaving William Leonard Henry as the surviving tenant.

BY WAY OF RECITAL: By Quitclaim Deed dated 12/24/92 of record in Book 9046, Page 964, Register's Office of Davidson County, Tennessee, Frances Duff Henry, Harold Duff Henry, Henrietta Henry Wise, and William Duff Henry ostensibly conveyed the subject property to Frances Henry, Trustee U/A/D August 12, 1993. Oath is hereby made that said Trust U/A/D August 12, 1993 was never formed. Lonnie Leroy Wise, Cynthia Diane Vanwart, Robin Leigh Wise Slater, Harold Maurice Henry, Patricia Henry Polk, Caroline Frances Harrod, Veronique Ann Jones, and William Leonard Henry, being all of the heirs of Frances Duff Henry, Harold Duff Henry, and Henrietta Wise, and being all of the possible beneficiaries under the Trust U/A/D August 12, 1993, which said Trust was never formed, join in the execution of this instrument to QUITCLAIM whatever interest they may have in subject property as said heirs and possible beneficiaries, and DO NOT WARRANT title to the subject property as such heirs and possible beneficiaries. Reference made to Affidavit of Heirship re Frances Duff Henry, Harold Duff Henry, and Henrietta Wise being recorded simultaneously herewith in Instrument No. __202404120026209_____, Register's Office of Davidson County, Tennessee.

William Leonard Henry executes this instrument and warrants title to the subject property as the surviving tenant under that deed of record in Book 5358, Page 920, RODCT.

Oath is hereby made that Caroline Henry Harrod is one and the same person as Caroline Frances Harrod. Oath is hereby made that Nickie Henry Jones is one and the same person as Veronique Ann Jones.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1708 Holly St, Nashville, TN 37206.

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 in 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.

William Leonard Henry
By Rebecca S. McCullough
His Attorney in Fact Date: 4/11/2024

William Leonard Henry
By: Rebecca S. McCullough
His Attorney in Fact

STATE OF Tennessee

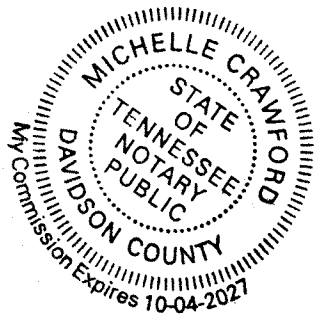
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rebecca S. McCullough with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of William Leonard Henry, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Instrument NO. _202404120026210___, in said Register's Office.

Witness my hand, at office, this 11 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27



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 in 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.

Lonnie Leroy Wise Date: 4/5/24

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, a Notary Public of said County and State, Lonnie Leroy Wise, the within named Grantor(s), 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, at office, this 5 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 10/21/2025

MEGAN AU
Notary Public, State of Nevada
No. 21-7625-01
My Appt. Exp. Oct. 21, 2025

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 in 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.

Cynthia Diane Vanwart Date: 4-8-24

Cynthia Diane Vanwart

STATE OF Alabama

COUNTY OF Clinton

Personally appeared before me, a Notary Public of said County and State, Cythina Diane Vanwart, the within named Grantor(s), 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, at office, this 8th day of April, 2024.

CALEB A. BLAKE NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES SEPTEMBER 1, 2024

NOTARY PUBLIC

My Commission Expires: 9/1/2024

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 in 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.

Robin Leigh Wise Slater Date: 4.8.2024

Robin Leigh Wise Slater

STATE OF Colorado

COUNTY OF MESA

Personally appeared before me, a Notary Public of said County and State, Robin Leigh Wise Slater, the within named Grantor(s), 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, at office, this 8th day of April, 2024.

NOTARY PUBLIC

BRIANNA GEYLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194037064
MY COMMISSION EXPIRES 10/03/2027

My Commission Expires: 10/03/2027

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 in 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.

Harold Maurice Henry Date: 3-7-24

Harold Maurice Henry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Harold Maurice Henry, the within named Grantor(s), 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, at office, this 7th day of March, 2024.

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 9/21/2024

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 in 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.

Patricia Henry Polk Date: 03-19-2024

Patricia Henry Polk

STATE OF Tennessee

COUNTY OF Robertson

Personally appeared before me, a Notary Public of said County and State, Patricia Henry Polk, the within named Grantor(s), 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, at office, this 19th day of March, 2024.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 12/21/2024

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 in 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.

Caroline Frances Harrod Date: 3/22/24
Caroline Frances Harrod

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Caroline Frances Harrod, the within named Grantor(s), 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, at office, this 22 day of March, 2024

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TN
NOTARY PUBLIC

My Commission Expires: 11-17-24

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 in 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.

Veronique Ann Jones Date: 3-22-24
Veronique Ann Jones

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Veronique Ann Jones the within named Grantor(s), 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, at office, this 22 day of March, 2024.

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 11-17-24

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/7/24, 3/19/24, 3/22/24, 4/5/24, 4/8/24, 4/11/24 (date of document).

Jennifer Russell
Affiant Signature

4/12/24
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 12th day of April 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL