WARRANTY DEED

Karen Johnson Davidson County
Batch# 1124266 DEEDWARR
04/18/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20240418-0027588

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,200,000.00.

Affiant

Subscribed and sworn to me on 04/11/24.

NOTARY PUBLIC

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy Eric Hollingsworth Anna Hollingsworth 6405 Worchester Drive Nashville, TN 37221	NEW OWNER	157 00 0 063.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harold Allan Bivins, Jr. and wife, Kimberly Bivins, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Timothy Eric Hollingsworth and Anna Hollingsworth, a married couple, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section One, Devonshire Manor, as of record in Plat Book 5200, Pages 122 and 123, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Harold Allan Bivins Jr, a married man by Warranty Deed from Michael D. Neuser and Elissa H. Neuser, husband and wife, of record in Instrument No. 20200923-0109216, in the Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded September 23, 2020.

Kimberly Bivins, spouse of Harold Allan Bivins, Jr., for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead (she may have in the aforedescribed property by virtue of her marriage to Harold Allan Bivins, Jr.

This is improved property known as 6405 Worchester Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 04/10/24.

Harold Allan Bivins, Jr.

Kimberly Bivins

STATE OF Florida
COUNTY OF Hillsborough

On 04/10/24, before me personally appeared Harold Allan Bivins, Jr. and Kimberly Bivins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. Physically Appeared And Provided Drivers License As Identification

Witness my hand and official seal on 04/10/24.

NOTARY PUBLIC

LYNN PAJUNEN
Notary Public - State of Florida
Commission # HH 490527
My Comm. Expires Feb 8, 2028
Bonded through National Notary Assn.

My Commission Expires: 2/8/2028

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 10, 2024** (date of document).

Affiant Signature

April 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25