This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3195-LB

Karen Johnson Davidson County
Batch# 1126730 DEEDWARR
04/24/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240424-0029658

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2024.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Philip Holley 2310 Countess Alley Nashville, TN 37207	Veterans United Home Loans 550 Veterans United Drive Columbia, MO 65201	050 02 0A 318.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Victoria Thomas, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Philip Jamal Holley, unmarried man,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 318, as established by the Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements), as of record in Instrument No. 20171116-0117974, as corrected in Instrument No. 20171122-0119839, as amended in Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Victoria Thomas, an unmarried woman, by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company, of record in Instrument No. 20201027-0124204, in the Register's Office of Davidson County, Tennessee, dated October 23, 2020 and recorded on October 27, 2020.

This property is not a marital residence of the Grantors 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 is ☒ improved or ☐ unimproved property located at: **2310 Countess Alley, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2024.

GRANTOR:

Victoria Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria Thomas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2024.

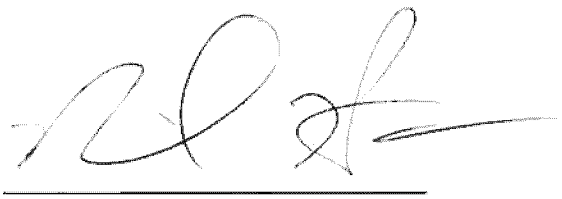
JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202404240029658

Certificate of Authenticity

I, Nick Harris, 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 24, 2024**.



Affiant Signature

4/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24th** day of **April**, 20 **24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

