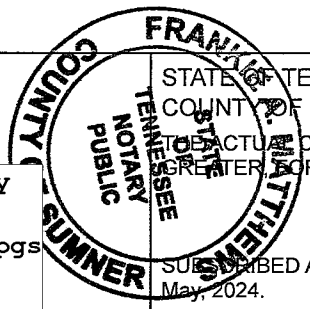
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1130218 DEEDWARR
05/02/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20240502-0032396

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

x Darren Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-26-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darren Holt	New Owner	Tax ID 042 08 0 108.00
(NAME)	(NAME)	
117 West Ridge Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judy Gayle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Darren Holt, 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. 4B on the Zone Lot Division of Lots 1 through 10, 15 through 24 and 51 through 60, Heritage Place of record in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Deborah K. Locke, unmarried by deed from Sharon D. Gladney filed in Instrument Number 20040702-0078990, Register's Office, Davidson County, Tennessee. Deborah K. Locke, now deceased having died on December 19, 2006. Per the Last Will and Testament of Deborah K. Locke (No. 07P-493 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division) Deborah K. Locke devised subject property to the Trustees of Tulip Street United Methodist Church. Said "trustees" executed the Disclaimer of Interest in Property which said Disclaimer is recorded at Instrument Number 20070109-0003664, said Register's Office. Further the property was conveyed to Judy Gayle, a married person, by deed from Judy Gayle, as Administratrix CTA of the Estate of Deborah K. Locke, dated 10/10/2007 and of record in Instrument No. 20080514-0049608, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Plat Book 6250, Page 632, which amends Plat Book 5200, Page 628, Register's Office, Davidson County, Tennessee.

Restrictive Covenants of record in Book 6148, Page 537 and Plat Book 6250, Page 632, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 324 Nesbitt Lane, Madison, TN 37115

(House Number) (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 my hand this 1st day of May, 2024.

Judy Gayle

Judy Gayle

STATE OF TENNESSEE

COUNTY OF Robertson

On this 1st day of May, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judy Gayle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-26-28

Notary Public,



Certificate of Authenticity

I, Kathy Lee, 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 5/1/24.

Date

Affiant Signature

5/1/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 1ST day of May, 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON