Karen Johnson
Batch # 1141517
06/03/2024 10:48:18 AM
Fees: $13.00 Taxes: $2,682.50

Davidson County
DEEDWARR
2 pgs

20240603-0040927

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447530**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2024 Notary Public My Commission Expires: 2/28/25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colin James Orr and Samantha Rae Orr 678 Annex Ave Nashville TN 37209	New Owner	Tax Parcel ID No. 090-08-0-051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric J. Holder and Sara Catherine Holder, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Colin James Orr and Samantha Rae Orr, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of West Nashville Annex, as of record in Book 3106, Page 25, Register's Office for said County.

Being the same property conveyed to Eric J. Holder and Sara Catherine Holder by Warranty Deed from Charles Eugene Anderson, married of record in Instrument No. 20200310-0026603 Register's Office for Davidson County, Tennessee, dated March 09, 2020 and recorded on March 10, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, nit yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3106, Page 25, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3225, Page 205, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 678 Annex Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 30th day of May, 2024.

Eric J. Holder

Sara Catherine Holder

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric J. Holder and Sara Catherine Holder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of May, 2024.

Notary Public
My Commission Expires: 12-14-2027

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027