Karen Johnson Davidson County
Batch# 1141622 DEEDWARR
06/03/2024 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,367.69
20240603-0041193

**WARRANTY DEED**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

File No. EY-24-6614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,916.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 3-21-2028
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen Warren Holmes and Alyson Leigh Dickson | Churchill Mortgage | |
| (NAME) | (NAME) | |
| 9621 Colton Road | 1749 Mallory Lane ste 100 | 181-07-0A-087.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I/we, **Bethany Anne Purdy and Nathan Robert Purdy, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Warren Holmes and Alyson Leigh Dickson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 87 on the Plan of Final Plat of Autumn View Formerly Brinkley Property Subdivision, Phase One of record in Plat at Instrument No. 20171117-0118274, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Bethany Anne Purdy and Nathan Robert Purdy, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20181221-0124326 Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 21, 2018.**

**This is property more commonly known as 9621 Colton Road, Brentwood, TN 37027.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of May, 2024.

Bethany Anne Purdy

Nathan Robert Purdy

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 31st day of May, 2024, before me personally appeared Bethany Anne Purdy and Nathan Robert Purdy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2024.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires:

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 6-3342-mc

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/31/24 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 5/31/24

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 31st **day of** May, **2024.**

Bria Sawyers

**Notary Signature**

**MY COMMISSION EXPIRES:** 3/20/2028

**Notary's Seal (if on paper)**

