This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-3538-LB

Karen Johnson Davidson County
Batch# 1145656 DEEDWARR
06/11/2024 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240611-0043612

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gloria Carr 510 Hickory Glade Dr Antioch, TN 37013	U.S. Bank National Association, ISAOA/ATIMA 3151 Highland Pointe Drive Owensboro, KY 42303	162 01 0A 036.00

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, **Lucas James Holcomb, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gloria Carr, a single woman,** hereinafter called the Grantee(s), her 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 Unit No. 36 on the site plan of Phase I, Hickory Glade of record in Book 6250, Page 889, which amends Book 6250, Page 888, in the Register's Office of said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lucas James Holcomb, an unmarried man, by Warranty Deed from Linda Joy Jacobs, a married woman, of record in Instrument No. 20240112-0002847 in the Register's Office of Davidson County, Tennessee, dated January 10, 2024 and recorded on January 12, 2024

Being the same property conveyed to Linda Joy Jacobs, by Warranty Deed from David R. Haskett, married, of record in Book 11486, Page 798, in the Register's Office of Davidson County, Tennessee, dated May 18, 1999 and recorded on May 20, 1999.

This is ☒ improved or ☐ unimproved property located at: **510 Hickory Glade Drive, Antioch, TN 37013**

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 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 23rd day of May, 2024.

GRANTOR:

Lucas James Holcomb

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lucas Holcomb, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of May, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202406110043612

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 05/23/2024 (date of document).

Affiant Signature

06/11/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 11th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

