WARRANTY DEED

Karen Johnson Davidson County
Batch# 1148912 DEEDWARR
06/20/2024 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20240620-0046040

File No. EM-24-6619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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
James Brendan Gahn and Kristy M. Gahn	New Owner	
(NAME)	(NAME)	
1307 Beechwood Avenue		118-01-0-012.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Stephen Neil Holby and Marian Holby, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Brendan Gahn, Husband and Kristy M. Gahn,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. 96 on the Plan of Belmont Land Compay's Plan of record in Plat Book 421, Page 34, 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 Katherine S. Shelley by Warranty deed from Aaron S. Kamlay and Wife, Letisha R. Kamlay of record in Instrument No. 20050809-0093816 Register's Office for Davidson County, Tennessee, dated July 28, 2005 and recorded on August 09, 2005.

Being the same property conveyed to B. Ed Shelley, Jr., married and Katherine S. Shelley by Quitclaim deed from Katherine S. Shelley, unmarried of record in Instrument No. 20061108-0138977, Register's Office for Davidson County, Tennessee, dated October 12, 2006 and recorded on November 08, 2006.

Being the same property conveyed to Stephen Holby and Marian Holby, husband and wife, by Warranty Deed from B. Ed Shelley, Jr., married and Katherine S. Shelley, aka Katherine Darnell, a married woman, dated May 2, 2017 and recorded May 3, 2017 in Instrument No. 20170503-0043992, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1307 Beechwood Avenue, Nashville, TN 37212.

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 18th day of June, 2024.

Stephen Neil Holby

Marian Holby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2024, before me personally appeared Stephen Neil Holby and Marian Holby, 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 18th day of June, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Ryan Lux, 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 **June 18, 2024**.

Date

Affiant Signature

June 18, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY