Karen Johnson Davidson County
Batch# 1149837 DEEDWARR
06/24/2024 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,337.40
20240624-0046884

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** DAVIDSON COUNTY CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $902,000.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2024. Notary Public My Commission Expires: 11-2-26

WARRANTY DEED

Address New Owner: Nicolas Martell and Morgan McCord 5400 Tennessee Avenue Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 091-071-H00-100CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASEY NICOLE HOLDEN, AND WILLIAM THOMAS HOLDEN, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NICOLAS MARTELL AND MORGAN MCCORD, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Horizontal Property Regime with Private Elements for 5400 Tennessee Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20171109-0115433, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Casey Nicole Holden, and William Thomas Holden, wife and husband by Deed dated August 29, 2019 from Casey Musicant n/k/a Casey Nicole Holden, married, recorded September 9, 2019, in Instrument Number 201909090090717, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **5400 Tennessee Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantor has executed this instrument on this 20 day of June, 2024.

Casey Nicole Holden
CASEY NICOLE HOLDEN

William Thomas Holden by Casey Nicole Holden, as attorney-in-fact
WILLIAM THOMAS HOLDEN BY CASEY NICOLE HOLDEN, AS ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **CASEY NICOLE HOLDEN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of June 2024.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **CASEY NICOLE HOLDEN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **WILLIAM THOMAS HOLDEN**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of June 2024.

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 6/20/2024 (date of document).

Affiant Signature

6/20/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

