THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1153823 DEEDWARR
07/02/2024 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240702-0049987

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$480,000.00**

Subscribed and sworn to before me this 28th day of June, 2024.

Notary Public **Affiant**

My Commission Expires: 7/24/24

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Rodney N. Lovitt & Chelsea O. Lovitt **1603 Jones Avenue** **Nashville, TN 37207**	Same as New Owner	**071-12-0-075.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Julie Holt, unmarried**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Rodney N. Lovitt, a married man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 70 feet of Lot No. 1, on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, of record in Plat Book 332, Page 34, as amended in Plat Book 4060, page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1 fronts 70.00 feet on the easterly side of Jones Avenue and runs back 285.0 feet, more or less, on the northerly line and 275.00 feet, more or less, on the southerly line to the Westerly line of Lot No. 5, measuring 70.00 feet thereon.

Being the same property conveyed to Julie Holt, a single woman by Warranty Deed from Terry Keller a/k/a Terry Keller Swartz, joined by her husband, Donald R. Swartz of record in Instrument No. 20010905-0096452 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on September 5, 2001.

This is improved property known as: 1603 Jones Avenue, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 28th day of June, 2024.

Julie Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Julie Holt**, the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 28th day of June, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/28/2024 [DATE].

AFFIANT SIGNATURE

6/28/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 28 day of June, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

