Karen Johnson Davidson County
Batch# 1156468 DEEDWARR
07/11/2024 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $9,583.00
20240711-0051849

WARRANTY DEED

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-20-2027

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,590,000.00

Affiant

Subscribed and sworn to me on July 10, 2024.

NOTARY PUBLIC

My Commission Expires:

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36977

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Robert Clinton Holley and Brandie Trent Holley	NEW OWNER	102-16-063.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN HELM and JENIFER HELM, husband and wife**, hereinafter called "GRANTOR(S)," have bargained and sold, and by these presents do transfer and convey unto **ROBERT CLINTON HOLLEY and BRANDIE TRENT HOLLEY, husband and wife**, hereinafter called "GRANTEE(S)," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Hillwood Estates, Section Nine, Part Two, as of record in Plat Book 2331, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert P. Debastiani and wife, Katherine A. Johnson, by Warranty Deed dated October 30, 2006 from James M. Holloran, married and William E. Allen, married, recorded October 27, 2006 as Instrument No. 20061027-01336643, Register's Office for Davidson County, Tennessee.

Being further conveyed to Jonathan Helm and Jenifer Helm, husband and wife, by Warranty Deed from Robert P. Debastiani and wife, Katherine A. Johnson, dated August 30, 2023, and recorded August 31, 2023, as Instrument No. 20230831-0068140, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County property taxes, and subsequent years taxes and assessments which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2331, page 28, Register's Office for Davidson County, Tennessee.
3. Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4311, page 269, Register's Office for Davidson County, Tennessee.

BEING ☐ **unimproved** ☒ **improved property known as:**

756 Darden Place, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (Zip)

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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(s) this 10th day of July, 2024

JONATHAN HELM

JENIFER HELM

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared JONATHAN HELM and JENIFER HELM to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 10th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 7/10/24.

AFFIANT

DATE: 7/10/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 10 day of July, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

