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Attorneys Title Company
2927 Berry Hill Drive
Nashville, TN 37204

Book 14

Warranty Deed

Karen Johnson Davidson County Batch # 1157916 DEEDWARR 07/15/2024 10:08:00 AM 2 pgs Fees: $13.00 Taxes: $6,660.00 20240715-0052924	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00. Affiant Subscribed and sworn to before me, this the 11th day of July, 2024. Notary Public My commission expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Henry on Holly LLC	New Owners	083-09-0-250.00
1207 Holly Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOUGLAS JAMES HALL AND KATE ELIZABETH HALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY ON HOLLY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 25 on the Plan of East Edgefield of record in Plat Book 21, Page 147, 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 Douglas James Hall and Kate Elizabeth Hall, husband and wife by Warranty Deed from Ann P. Kaiser, unmarried of record in Instrument No. 20190625-0061070 Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on June 25, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

1) The Plan of record in Plat Book 21, Page 147, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2) Restrictive Covenants contained in instrument of record in Instrument No. 20060503-0051256, Register's Office for Davidson County, Tennessee.
3) Taxes for the current year prorated and assumed by the Grantee.

The address of the herein described property is believed to be 1207 Holly Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2024.

D. J Hall
Douglas James Hall

KHall
Kate Elizabeth Hall

STATE OF New York
COUNTY OF Rockland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Douglas James Hall and Kate Elizabeth Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2024.

Notary Public

My Commission Expires: 04/14/2026 Jason Gary Lerman

JASON GARY LERMAN
Notary Public - State of New York
NO. 01LE6301282
Qualified in Westchester County
My Commission Expires Apr 14, 2026