Karen Johnson Davidson County
Batch# 1167465 DEEDWARR
08/12/2024 02:00:30 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20240812-0060562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of August, 2024.

(Affix Seal) Notary Public

My Commission Expires: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

2024-07-1966

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Isaac G. Heath and Katherine M. Heath 323 Fieldcrest Dr Nashville, TN 37211	NEW OWNER	Map/Parcel 146-08-0-194.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hugh Douglas Holliday, Jr. and Laura Ann Holliday, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Isaac G. Heath and Katherine M. Heath, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that 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. 489 on the Plan of Section Six, Crieve Hall Estates of record in Plat Book 2331, Page (s) 1 and 2, 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 Hugh Douglas Holliday, Jr and Laura Ann Holliday, husband and wife by Warranty Deed from Geoffrey Bond Owen II and Kathy Lynn Owen, husband and wife of record in Instrument No. 20200930-0112916 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on September 30, 2020.

This conveyance is subject to the following: Metropolitan Nashville Property Taxes for the year 2024, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 323 Fieldcrest Dr, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 5 day August, 2024.

Hugh Douglas Holliday, Jr

Laura Ann Holliday

Laura Ann Holliday

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5 day of August, 2024, before me personally appeared Hugh Douglas Holliday, Jr and Laura Ann Holliday, 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 5 day of August, 2024.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2026

True Copy Certification

I, Yvette Meldrum, 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 August 5, 2024

Signature
August 5, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 5, 2024

Megan Crawford
Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202408120060562