WARRANTY DEED

Karen Johnson
Batch # 1188350
10/01/2024 11:25:39 AM
Fees: $13.00 Taxes: $3,144.63

Davidson County
DEEDWARR
2 pgs

20241001-0075975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Holman and Andrea Holman	**Same as New Owner's**	
(NAME)	(NAME)	**098-00-0-178.00**
3392 Earhart Road		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARISA LOCKE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK HOLMAN AND ANDREA HOLMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee, and being more particularly described as follows:

A tract of land situated in Davidson County, Tennessee, shown on the recorded plan of "Massey Subdivision" as recorded in Plat Book 7900, Page 200 and described as follows:

Beginning at a concrete monument on the Westerly margin of Earhart Road, said point being the Northeasterly corner of the Paul R. Odum and wife property as recorded in Book 6130, Page 121 and being the Southeasterly corner of said Massey Subdivision; thence along the Northerly margin of the said Paul Odum property North 80 degrees 03 minutes 48 seconds West a distance of 1,065.18 feet to an iron pin in a fence line; thence North 0 degrees 19 minutes 18 seconds East a distance of 250.41 feet to an iron pin; thence South 80 degrees 04 seconds East a distance of 416.5 feet to an iron pin; thence South 9 degrees 56 minutes West a distance of 196.93 feet to an iron pin; thence South 80 degrees 03 minutes 48 seconds East a distance of 681.22 feet to an iron pin in the Westerly margin of Earhart Road; thence South 0 degrees 29 minutes 12 seconds East a distance of 50.83 feet to the point of beginning and containing 3.03 acres more or less. As per survey by Clint Elliott Survey, 1711 Hayes Street, Nashville, TN 37203.

Included with the above described tract is a 20 foot ingress-egress easement as shown on the Massey Subdivision.

Being the same property conveyed to Karisa Locke, an unmarried woman by Warranty Deed from Christopher Hankins and Irlyn Hankins, husband and wife of record in Instrument No. 20240227-0013329 Register's Office for Davidson County, Tennessee, dated February 22, 2024 and recorded on February 27, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 200, Register's Office for Davidson County, Tennessee.
- Subject to Letter of record in Book 7203, Page 953, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20211202-0159789, in the Register's Office for Davidson County, Tennessee.
- Subject to a 20 foot ingress-egress easement as shown on the Massey Subdivision as stated in Warranty Deed of record in Instrument Number 20200114-0004896, in the Register's Office for Davidson County, Tennessee.
- Subject to property not being approved as a separate building site as set out in Warranty Deed of record in Book 8209, Page 815 and Limited Warranty Deed of record in Instrument No. 20070613-0070808, in the Register's Office for Davidson County, Tennessee.

- Subject to any ingress/egress in reference to the Graveyard as shown on Plat of record in Book 7900, Page 200, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3392 Earhart Road, Mount Juliet, Tennessee 37122**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 27th DAY OF SEPTEMBER, 2024.

Karisa Locke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARISA LOCKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212