Karen Johnson Davidson County
Batch # 1197069 DEEDWARR
10/23/2024 10:55:50 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20241023-0082359

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 21 day of August, A.D., 20 24, by and between

Jonathan S. Bates and Victoria L. Bates, husband and wife

First Parties, and

John Holton and Gina Holton, husband and wife,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 232 on the Plan of Autumn Oaks Subdivision, Phase Two, First Revision, of record in Plat Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jonathan S. Bates and Victoria L. Bates, husband and wife by Deed dated August 30, 2016 from Travis B. Gregg, married, recorded August 31, 2016, in Instrument Number 20160831-0091150, in the Official Records of Davidson County, Tennessee.

OWNER:
John Holton and Gina Holton
6844 Scarlet Ridge Drive
Brentwood TN 37027

RESPONSIBLE TAXPAYER:
John Holton and Gina Holton
6844 Scarlet Ridge Drive
Brentwood TN 37027

CLT # 181-10-0A-071-00CO(Map and Parcel#)

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Jonathan S. Bates
Jonathan S. Bates

× Victoria L Bates
Victoria L. Bates

✓STATE OF Tennessee

✓COUNTY OF Rutherford

Personally appeared before me, Jonathan S. Bates, 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, at office, this 21st day of August, 2024.

(seal)

NORMA JEAN RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

✓ _____
Notary Public

My Commission Expires:✓ 7.8.28

✓STATE OF Tennessee

✓COUNTY OF Rutherford

Personally appeared before me, Victoria L. Bates, 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, at office, this 21st day of August, 2024.

(seal)

NORMA JEAN RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

✓ _____
Notary Public

My Commission Expires:✓ 7.8.28

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 524,900.00.

Affiant

STATE OF Tennessee COUNTY OF Williamson

Subscribed and sworn before me this the 21st day of October, 2024.

Signature of Notary Public

Notary Seal

Kayla Tabor

Printed Name of Notary

3/28/29

Commission Expiration

