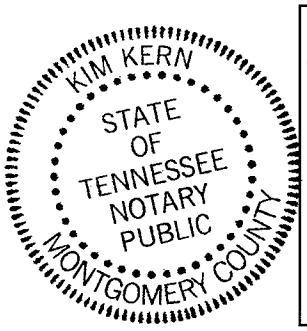
Karen Johnson Davidson County
Batch# 1202216 DEEDWARR
11/06/2024 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20241106-0086130



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $435,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of November, 2024.

NOTARY PUBLIC

My commission expires: 7/15/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kyle Bidwell	New Owner	072-02-A-010.00-CO
(NAME)	(NAME)	
3303 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Heidi Renee Holman, Trustee of the Heidi Renee Holman Revocable Living Trust, dated June 6, 2022,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kyle Bidwell , an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Unit 10, of the Inglewood Lofts Condominiums, as established in Master Deed of record at Instrument No. 20200527-0054291, as amended (if applicable) at Instrument No. 20210211-0019698, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Heidi Renee Holman, Trustee of the Heidi Renee Holman Revocable Living Trust, dated June 6, 2022, by Quitclaim Deed from Heidi Holman, an unmarried parson, of record in Instrument No. 20220614-0067475 dated June 6, 2022, said Register's Office.

This property is __unimproved _X_improved property known as: 3303 Gallatin Pike, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of November, 2024.

Heidi Renee Holman Revocable Living Trust, dated June 6, 2022

BY: Heidi Renee Holman, Trustee
Heidi Renee Holman, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Renee Holman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of Heidi Renee Holman Revocable Living Trust, dated June 6, 2022, and in his capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2024.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 11/1/24.

Affiant Signature – Joshua A. Terry

11/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27