Karen Johnson
Batch # 1218856
12/26/2024 08 56 53 AM
Fees $18 00 Taxes $1,757 50

Davidson County
DEEDWARR
3 pgs

20241226-0099396

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 89 Headquarters Plaza, Suite 1406 Morristown, NJ 07960 894862 M-C-00329914-1 - TO-20595 Kay Long	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 475,000.00 Affiant Subscribed and sworn to before me, this the 20 day of Dec, 2024 Notary Public My commission expires Nov 8 2024 (Affix Seal) R. L MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO
NAME Claire Hipkens	NAME NEW OWNER
STREET ADDRESS 104 Woodfield Court Nashville, TN 37211	STREET ADDRESS
MAP & PARCEL NO 172-12-0A-113.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mitchell Holmes and Margaret Holmes, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Claire Hipkens, unmarried woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows

See Exhibit A

This is improved property known as 104 Woodfield Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS MY/OUR SIGNATURE(S) THIS 28 day of June, 20 24.

x _____
Mitchell Holmes

x Margaret Holmes
Margaret Holmes

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mitchell Holmes, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 28 day of June, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal

Mary Lynn Nelson
Notary Public
My commission expires 03/03/2025

MARY LYNN NELSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Margaret Holmes, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 28 day of June, 2024

IN WITNESS WHEREOF, I hereunder set my hand and official seal

Mary Lynn Nelson
Notary Public
My commission expires 03/03/2025

MARY LYNN NELSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Section Eight, Bradford Hills of record in Plat Book 7900, Page 387 and 388, 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 Mitchell Holmes and Margaret Holmes, as Joint Tenants, husband and wife by Warranty Deed from Brain J. Batey, and wife Lacey H. Batey of record in Instrument No. 20120322-0024447 Register's Office for Davidson County, Tennessee, dated March 14, 2012 and recorded on March 22, 2012.