This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd.,PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
ADDRESS NEW OWNER:
John C. Mires
C/O Stephanie Kim
6524 Cainsville Road
Lebanon, TN 37090

Karen Johnson Davidson County
Batch# 1223372 DEEDWARR
01/06/2025 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20250106-0001025

MAP 09605010000 & 09605010100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Holland and wife, Kathleen M. Holland** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **John C. Mires and wife, Hannah L. Mires**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Parcel 1:

Being all of Lot No. 1 on the plan of COLONIAL VILLAGE of record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James A. Holland and wife, Kathleen M. Holland, by Warranty Deed from Sandra J. Bennett, of record in Instrument No. 20140529-0046180, in the Register's Office of Davidson County, Tennessee, dated May 29, 2014 and recorded on May 29, 2014.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of COLONIAL VILLAGE, as of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 70 feet on the Easterly side of Donelson Pike and runs back between lines, 193.66 feet on the Northerly line and 195.2 feet on the Southerly line to a dead line in the rear on which it measures 70 feet.

Included in the above description of Lot No. 2 but expressly excluded is the following which was deeded to Metropolitan Government of Nashville & Davidson County, Tennessee, as of record in Book 4100, Page 657, Register's Office for Davidson County, Tennessee: A small tract or parcel of land located in the 12th councilmanic district of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 2 on the Plan of COLONIAL VILLAGE, as of record in Book 1424, Page 58, Register's Office for said County. Beginning at a point where the lot line between Lots 1 and 2 on said Map intersects the East margin of the present Donelson Pike; thence, South 0 degrees 38 minutes 30 seconds East, 70.0 feet along the new relocated East margin of Donelson Pike to a point; thence, Westwardly 0.70 feet along the lot line between Lots 2 and 3 on said Map to a point; thence, Northwardly 70.0 feet along the East margin of the present Donelson Pike to the Point of Beginning.

Being the same property conveyed to James A. Holland and wife, Kathleen M. Holland, by Warranty Deed from Barry M. Starkey D/B/A Scuba Supply Company, of record in Instrument No. 20100506-0034507, in the Register's Office of Davidson County, Tennessee, dated May 05, 2010 and recorded on May 06, 2010.

This is improved property known as 137 Donelson Pike, Nashville, Tennessee 37214
And 139 Donelson Pike, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLONIAL VILLAGE, as recorded in Plat Book 1424, Page(s) 58.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1630, Page 349, as amended in Book 1637, Page 259 and Book 2808, Page 231.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6190, Page 640 (as to Parcel 2).

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of January, 2025.

James A. Holland

Kathleen M. Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James A. Holland and Kathleen M. Holland**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of January, 2025.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES MARCH 6, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $860,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of January, 2025.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 January 3, 2025.

Affiant Signature Date 1/3/25

State of Tennessee; County of Davidson

Sworn to and subscribed before me on this 3rd day of January, 2025,

Notary Public
My Commission Expires:

