WARRANTY DEED

Karen Johnson Davidson County
Batch# 1253793 DEEDWARR
03/28/2025 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250328-0023563

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/18/2027
(AFFIX SEAL)

SANDY MCCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jared Holley	Alcova Mortgage	054-09-0-026.00
(NAME)	(NAME)	
214 Anthony Avenue	308 Market St. SE	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Roanoke VA 24011	
(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 considerations, the receipt of which is hereby acknowledged, **Timothy Steven Lynch and Elizabeth Byrd Bell Lynch, Trustees of the Timothy & Elizabeth Lynch Family Trust, Dated April 9, 2024**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jared Holley, a single man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property, known as Dupontouia, as of record in Book 843, Page 56, Register's Office for Davidson county, Tennessee, being Tract "D" on the resubdivision of said lot, described according to a survey made by Cantrell and Greek, Surveyors, October 9, 1940, as follows:

Beginning in the center of an unnamed street, at the Southwest corner of the property conveyed to S. A, Givens et ux, by deed from Lewis R, Mefford et ux, of record in Book 1279, Page 253, Register's Office for Davidson County, Tennessee; thence with the center of said street, Southwardly 100 feet to the Northwest corner of the property conveyed to J. O. Ellis et ux, by deed from Lewis R. Mefford et ux, of record in Book 1179, Page 194, Register's Office for Davidson County, Tennessee; thence with the Ellis' northerly line, Eastwardly 247.3 feet; thence Northwardly 100 feet to Givens Southeast corner; thence with Givens' Southerly line, westwardly 246.9 feet to the beginning.

Being the same property conveyed to Timothy Steven Lynch and Elizabeth Byrd Bell Lynch, Trustees of the Timothy & Elizabeth Lynch Family Trust Dated April 07, 2024, by Warranty Deed from Kenneth Erwin, an unmarried man, dated 03/31/2022, of record in Instrument No. 20220411-0041527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 214 Anthony Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day of March, 2025.

Timothy & Elizabeth Lynch Family Trust, Dated April 7, 2014

By: Timothy Steven Lynch, Trustee
Timothy Steven Lynch, Trustee

By: Elizabeth Byrd Bell Lynch, Trustee
Elizabeth Byrd Bell Lynch, Trustee

State of Florida
County of St. Johns

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy Steven Lynch and Elizabeth Byrd Bell Lynch, Trustees of the Timothy and Elizabeth Lynch Family Trust dated April 7, 2014 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 26th day of March, 2025.

Notary Public: Dawn M Glebe

DAWN M GLEBE
Notary Public - State of Florida
Commission # HH 389110
My Comm. Expires Apr 19, 2027

My Commission Expires: 4/19/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

NotaryCam Doc ID: 667749fe-528a-4c2c-9e24-8f7885f374c3

202503280023563

Tennessee Certification of Electronic Document

I, Sandy McCollum, 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 3/26/25 (date of document).

Affiant Signature

3/26/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY