WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267443 DEEDWARR
05/01/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20250501-0033835

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

File No.: RES-25-3055sale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of MAY 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathey A. Nelson	NEW OWNER	108 03 0 145.00
(NAME)	(NAME)	
3055 Casa Drive Nashville, TN 37214	(same)	
(ADDRESS)	(ADDRESS)	

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, I/WE, **JENNIFER LEE HOLMES AND GABRIEL SCOTT HOLMES, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CATHEY A. NELSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49-B on the Plan of "Zone Lot Division, Lots 49 & 50, a Re-subdivision of Lots 35 & 42-50, Section Five, Patio Villa, Lots 51-53, Section Five, Patio Villa", as shown on plat of record in Plat Book 6250, Page 451, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Larry J. Williams from James L. Johnson and wife, Ruth H. Johnson, by Warranty Deed dated October 24, 2002, recorded November 18, 2002, in Instrument No. 20021118-0142822, and re-recorded in Instrument No. 20050422-0045318, in the Register's Office of Davidson County, Tennessee. The said Larry J. Williams, also known as Larry James Williams, having since died unmarried and without and natural or adopted children on June 12, 2021, with his Estate being probated under Case No. 21P-1914, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, subject property was devised to Jennifer Lee Holmes. The said Jennifer Lee Holmes was appointed Executor of the Estate by Order filed January 13, 2022, in the Probate Court for Davidson County, Tennessee.

Being the same property Jennifer Lee Holmes and Gabriel Scott Holmes, wife and husband, from Jennifer Lee Holmes, Executrix of the Estate of Larry J. Williams, by Quitclaim Deed dated July 1, 2022, recorded July 5, 2022, in Instrument No. 20220705-0077518, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3055 Casa Drive, Nashville, TN 37214
(House Number) (Street) (City or Town) (State) (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 GRANTEES, their heirs and 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), their heirs and 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.

Witness my/our hand(s) this 29 day of April 2025.

Jennifer Lee Holmes

Gabriel Scott Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of April, 2025, before me personally appeared Jennifer Lee Holmes and Gabriel Scott Holmes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of April, 2025.

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Wyatt, 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 May 1st, 2025.

Kim Wyatt
Affiant Signature

5/1/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-3055sale