Karen Johnson Davidson County
Batch # 1285118 DEEDWARR
06/17/2025 08 40 AM 2 pgs
Fees $13 00 Taxes $1,272 80
20250617-0047318

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $344,000 00.

Affiant

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 16th day of June, 2025.

Notary Public

My commission expires 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Emily Anderson Saul	Bank of America	095-12-0-238
2640 Hibbitts Road	4500 Amon Carter Blvd.	
Nashville, TN 37214	Fort Worth, TX 76155	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Scott W Holt and Ellen M Holt, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Anderson Saul, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 2 of the 1st Revision, Hibbitts Road Estates, as shown on Plat of record in Instrument No 20030805-0110731, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ellen M Jesse, a single woman and Scott W Holt, a single man by Warranty Deed, dated September 23, 2016, from Joyce Brooks, unmarried, of record in INstrument No 20160923-0100732, said Register's Office

The said Scott W Holt, now a married man and Ellen M Holt (fka Ellen M. Jesse) now a married woman having quitclaimed to Scott W Holt and Ellen M Holt, husband and wife, as tenants by the entirety with right of survivorship, by Quitclaim Deed dated January 31, 2022, of record in Instrument No. 20220311-0028487, said Register's Office

THE conveyance of the above described parcel of land is subject to the following.

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 095-12-0-238.

1 All matters as shown on the Plat of record in Instrument No 20030805-0110731, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2 All matters as shown on the Plan of record in Book 6900, page 763, corrected in Book 7965, page 597 and Plat Book 7900, page 646, said Register's Office.

3. Deed of Conveyance by The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 7628, page 527 and Book 7628, page 554, said Register's Office.

This is improved property known as: 2640 Hibbitts Road, Nashville, TN 37214.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 13 day of June, 2025.

Scott W. Holt

Ellen M. Holt

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, a Notary Public of said County and State, Scott W. Holt and Ellen M. Holt, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at El Paso county, Colorado, this 13 day of June, 2025.

Notary Public

SHALAH ZIMMERMAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134002448
MY COMMISSION EXPIRES JAN 18, 2029

My Commission Expires: 1-18-2029