Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1298103
07/16/2025 10 01 04 AM
Fees $13 00 Taxes $1,553 96

Davidson County
DEEDWARR
2 pgs

20250716-0056063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **419,990 00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Willie Derrick Mims and Josephine Salcedo-Mims	New Owner	034-07-0B-007-00
(NAME) 2556 Val Marie Dr	(NAME)	
(ADDRESS) Nashville, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

ALBERT HOLLOWAY, III, A SINGLE MAN,

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

WILLIE DERRICK MIMS AND JOSEPHINE SALCEDO-MIMS, HUSBAND AND WIFE,

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

A certain tract, of land in Davidson County, Tennessee, described as follows Being Lot Number 7 on the Plan of Cluster- Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Numbers 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as instrument Number 20080821-0086071, amended at Instrument Numbers, 20151112-0115172 and 20151217-0127190 Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision

Being the same property conveyed to Albert Holloway, III, a single man by Deed dated June 1, 2016 from Domus Builders, LLC, recorded June 3, 2016, in Instrument Number 20160603-0056069, in the Official Records of Davidson County, Tennessee

LT&E File #22253

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This *Improved* property is commonly known as 2556 Val Marie Dr, Nashville, TN 37115

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 GRANTEES 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 GRANTEES, 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 15th day of July, 2025

Albert Holloway, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2025, before me personally appeared Albert Holloway, III, 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 15th day of July, 2025

Notary Signature
My commission expires 11/3/25

J TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #22253