Name and Address of New Owner:
Noah Holaway
301 Panamint Drive
Antioch, TN 37013

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Ste 100
Brentwood, TN 37027

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-15-0-169.00

Karen Johnson Davidson County
Batch# 1301808 DEEDWARR
07/24/2025 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250724-0058541

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelly Marett, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Noah L. Holaway, a Single Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 48, Revised Haywood Forest Subdivision, according to survey and plat of same appearing of record in Book 5200, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kelly Marett, an unmarried woman, by Quitclaim Deed dated May 24, 2023 from John Howard, an unmarried man and Kelly Marett, an unmarried woman, recorded May 30, 2023 in Instrument No. 20230530-0040590 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of July, 2025.

(SEAL)
Kelly Marett

STATE OF MAINE
COUNTY OF Cumberland

On this 22nd day of July, 2025, before me personally appeared Kelly Marett, 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 22nd day of July, 2025.

Notary Signature
My commission expires: 2/27/32

BENJAMIN CHIPMAN
Notary Public, Maine
My Commission Expires February 27, 2032

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of July, 2025.

Notary Public
My commission expires: 3.00.28
File No. 2025-8104-RS

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/22/25.

Affiant Signature

7/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY