Karen Johnson Davidson County
Batch# 1342856 DEEDWARR
11/07/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $623.45
20251107-0088988

WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

DM-V-25-1301-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Demario L. Hankins	**New Owner**	
(NAME)	(NAME)	**052-16-0A-088.00-CO**
1301 Neelys Bend Road #88		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **MICHAEL SHANE HOLT, II, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEMARIO L. HANKINS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Apartment Unit No. K-88, of Neely's Bend Condominium created under Title 64, Sections 2701 ET Seq., as amended, Tennessee code annotated, and as established by a master deed, of record in book 5483, page 86, register's office for Davidson County, Tennessee Reference is hereby made to the plat of Neely's Bend Condominium of record in book 5200, page 200, said register's office, for a more complete identification and description of such units.

Being the same property conveyed to James Christopher Campbell, a single man by Warranty Deed from Shannon Holt of record in Instrument No. 20200212-0015878 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 12, 2020.

Being the same property conveyed to Michael Shane Holt II by Quitclaim Deed from James Christopher Campbell of record in Instrument No. 20210329-0040476 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on March 29, 2021.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 141, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5483, Page 86, as amended in Book 6119, Page 322, Register's Office for Davidson County, Tennessee.
- By-Laws for Neely's Bend Condominium Association, Inc. of record in Book 5483, Page 124, as amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, in the Register's Office for Davidson County, Tennessee.
- Charter for Neely's Bend Condominium Association, Inc. of record in Book 5476, Page 765, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee.
- Utility Line Easement in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20040624-0075203, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Neelys Bend Road #88, Madison, Tennessee 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 GRANTEE(S), 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 the 7th DAY OF NOVEMBER, 2025.

Michael Holt II
Michael Shane Holt, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL SHANE HOLT, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 11/07/2025 (date of document).

Affiant Signature

11/07/2025

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 11/07/2025

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

