THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621134

Karen Johnson Davidson County
Batch# 251127 **DEEDWARR**
07/01/2019 03:01:20 PM 2 pgs
Fees: $13.00 Taxes: $710.62

20190701-0063944

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $192,060.00.

Mary Lisa Holland Harless
Affiant

Subscribed and sworn to before me, this 28th day of June, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Lisa Holland Harless 5540 Trousdale Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-14-0B-085.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Gregory Holland, Trustee of the 5785 Brentwood Trace Irrevocable Trust and John Gregory Holland, Trustee of the Thomas Hayes Holland 2014 Irrevocable Trust** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Mary Lisa Holland Harless, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5785 on the Plan of Brentwood Trace Condominiums of record in Plat Book 5200, Page 261, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5521, Page 415, amended in Book 5545, Page 510, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Thomas H. Holland to John Gregory Holland, Trustee of the 5785 Brentwood Trace Irrevocable Trust, as recorded on the 15th day of October, 2014 in Instrument No. 20141015-0095221 and Warranty Deed from Abby C. Couch, f/k/a Abby C. Roberson to Thomas H. Holland, as recorded on the 19th day of September, 2003 in Instrument No. 20030919-0138726, in the Register's Office of Davidson County, Tennessee.

Thomas Hayes Holland having died on April 25th, 2019. Upon his death, the remaining principal of the 5785 Brentwood Trace Irrevocable Trust being distributed to the Trustee of the Thomas Hayes Holland 2014 Irrevocable Trust dated October 10th, 2014. John Gregory Holland being the Trustee of the Thomas Hayes Holland 2014 Irrevocable Trust dated October 10th, 2014

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page(s) 219, revised in Book 5200, Page 230 and Plat Book 5200, Page 261.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD TRACE of record in Book 5524, Page 415, as amended by instrument(s) of record in Book 5545, Page 510.

This is improved property located at 5785 Brentwood Trace Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2019.

The 5785 Brentwood Trace Irrevocable Trust

TRUSTEE

By: John Gregory Holland, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Gregory Holland**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Trustee of the **5785 Brentwood Trace Irrevocable Trust**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28th day of June 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

The Thomas Hayes Holland 2014 Irrevocable Trust

TRUSTEE

By: John Gregory Holland, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Gregory Holland**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Trustee of the **Thomas Hayes Holland 2014 Irrevocable Trust**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28th day of June 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022