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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190721510**<br>Karen Johnson Davidson County<br>Batch# 262698 DEEDWARR<br>07/26/2019 12:27:35 PM 2 pgs<br>Fees: $13.00 Taxes: $666.00<br>20190726-0073867 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $180,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of July, 2019.<br><br>Notary Public<br>My Commission Expires: |

# WARRANTY DEED

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| Address New Owner:<br>Denise Edith Mathis<br>P. O. Box 66<br>Pleasant View, TN 37146 | Send Tax Bills To:<br>New Owner | Tax Information<br>Tax Parcel ID No.<br>160-14-0B-122.00CO |

**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, Successor Trustee of the Thomas Hayes Holland Revocable Trust and John Gregory Holland, Trustee of the Thomas Hayes Holland Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Denise Edith Mathis**, ("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. 5826, on the Plan of 2nd Revision, Brentwood Trace Condominiums, as established by the Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, and as shown on the plan of record in Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Thomas H. Holland to Thomas Hayes Holland, Trustee of the Thomas Hayes Holland Revocable Trust, as recorded on the 15th day of October, 2014 in Instrument No. 20141015-0095220 and Warranty Deed from Gary L. Johnson to Thomas H. Holland, as recorded on the 20th day of August, 2014 in Instrument No. 20140820-0075529, in the Register's Office of Davidson County, Tennessee. Thomas Hayes Holland having died on April 25th, 2019 in Davidson County, Tennessee. John Gregory Holland being named as Successor Trustee of the Thomas Hayes Holland Revocable Trust upon the death of Thomas Hayes Holland.

Upon the death of Thomas Hayes Holland, the assets of the Thomas Hayes Holland Revocable Trust being distributed to the Thomas Hayes Holland Family Trust. John Gregory Holland is the Trustee of the Thomas Hayes Holland Family Trust.

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, amended in Book 5200, Page 230 and 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; also subject to easements, rights and interests in favor of other unit owners, and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Ingress/Egress, Public Utilities & Drainage, recorded in Book 4660, Page 110 & Book 4831, Page 125.

Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20181029-0106563.

This is improved property located at 5826 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 24th day of July, 2019.

**Thomas Hayes Holland Revocable Trust**

- TRUSTEE

**By: John Gregory Holland, Successor 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 Successor Trustee of the **Thomas Hayes Holland Revocable 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 24th day of July 2019.

Notary Public

My Commission Expires: _____

**Thomas Hayes Holland Family 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 Family 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 24th day of July 2019.

Notary Public

My Commission Expires: _____