Karen Johnson Davidson County
Batch# 1102153 DEEDWARR
02/16/2024 03:25:30 PM 5 pgs
Fees: $28.00 Taxes: $2,312.50
20240216-0011032

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K. GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $625,000.00.

Madelyn Ewing
Affiant

Subscribed and sworn before me this the 15th day of February, 2024.

Notary Public
My commission expires: 9-6-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SRDR, LLC	William Ira Wood IV	171-08-0 007.00
5508 Saddlewood Lane	1113 Murfreesboro Road, Ste. 106 #336	
Brentwood, TN 37027	Franklin, Tennessee 37064	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID K. HOLLAND, JR. AND NANCY NELL HOLLAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SRDR, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Saddlewood of record in Book 5200, Page 128, Registers' Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 162.92 feet on the Easterly margin of Saddlewood Lane and runs back 305.89 feet on the Northerly line and 321.56 feet on the Southerly line to a line in the rear measuring 128.24 feet thereon.

Being the same property conveyed to David K. Holland, Jr., and Nancy Nell Holland, as Tenants in Common, by deed dated 11/16/2023, from David K. Holland, Jr., Successor Trustee of the Claire M. Holland Revocable Living Trust dated January 26, 1996, of record in Instrument No. 20231121-0090532, Register's Office for said County. (as to a 50% undivided interest)

Also being the same property conveyed to David K. Holland, Jr., and Nancy Nell Holland, as Tenants in Common, by deed dated 02/05/2016, from Claire M. Holland, Successor Trustee of the Col. David K. Holland Revocable Living Trust dated January 26, 1996, of record in Instrument No. 20160216-0014592, Register's Office for said County. (as to a 50% undivided interest)

Also being the same property conveyed to Col. David K. Holland, Trustee U/A/D January 26, 1996 of the Col. David K. Holland Revocable Living Trust Agreement; and Claire M. Holland, Trustee U/A/D January 26, 1996 of the Claire M. Holland Revocable Living Trust Agreement, and any amendments thereto, by deed dated 01/26/1996, from David K. Holland and wife, Claire M. Holland, individually, of record in Book 9929, page 778, Register's Office for said County.

Col. David K. Holland died September 13, 2015, and Claire M. Holland died on June 8, 2023. David K. Holland, Jr. is the successor Trustee of both Revocable Living Trust Agreements.

Also being the same property conveyed to David K. Holland and wife, Claire M. Holland by deed dated 03/03/1981, from Marilyn Marie Hahn, unmarried, of record in Book 5717, page 209, Register's Office for said County.

The said property having never been the Grantors' Primary Residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5508 Saddlewood Lane, Brentwood, TN 37027.

Witness my hand this the 14 day of February, 2024.

Nancy N. Holland

Nancy Nell Holland

STATE OF Maryland

COUNTY OF Frederick

Personally appeared before me, the undersigned, a **Notary Public** in and for said county and state, Nancy Nell Holland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2024.

My commission expires: June 2 2026

Notary Public

William Michael Lawson

William Michael Lawson
NOTARY PUBLIC
Frederick County
MARYLAND
MY COMMISSION EXPIRES June 2, 2026

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of February, 2024.

David K. Holland, Jr.

STATE OF California

COUNTY OF Yolo

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David K. Holland, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2024.

My commission expires: 05/07/2026

Notary Public

SEE ATTACHED FOR NOTARY PUBLIC

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Yolo)

On 02/14/2024 (Date) before me, A. J. Monroy, Notary Public (Here Insert Name and Title of the Officer)

Personally appeared David Kenneth Holland Jr. (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. J. MONROY
Comm. #2403546
Notary Public · California
Yolo County
Comm. Expires May 7, 2026

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Warranty Deed Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____
Signer Is Representing _____

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____
Signer Is Representing _____

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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 2-14-24.

Affiant Signature

2-15-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202402160011032