WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FORTY FIVE THOUSAND AND 00/100 (545,000.00)

Sidney Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF APRIL, 2024.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1126763 DEEDWARR
04/24/2024 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20240424-0029699

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Sidney Holt (NAME)	First Bank	**102 03 0B 001.00**
6541 Thunderbird Drive Nashville, TN 37209 (ADDRESS)	722 Columbia Ave Franklin, TN 37064	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of April, 2024, the undersigned, **KAYLA LITTLE CARSON FKA KAYLA LITTLE AND GARRETT MATTHEW CARSON, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SIDNEY HOLT, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6541 THUNDERBIRD DRIVE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6541 THUNDERBIRD DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record as Instrument No. 20160503-0043241 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Garrett Matthew Carson, an Unmarried Man, Kayla Little, an Unmarried Woman, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Kurio Properties, INC., of record in Instrument No. 20180420-0037316, in the Register's Office of Davidson County, Tennessee, dated on April 17, 2018and recorded on April 20, 2018. Also see Scrivener's Affidavit recorded in Instrument No. 20230905-0069345, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of April, 2024.

GRANTOR: Kayla Little Carson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kayla Little Carson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of April, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Garrett Matthew Carson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Garrett Matthew Carson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of April, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 23 day of April, 2024.

Affiant Signature

Date 4/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028