THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241149292**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2024. Notary Public My Commission Expires: 1/19/2025

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1212937 DEEDWARR
12/05/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20241205-0094651

WARRANTY DEED

Address New Owner: Katherine Dennis 2869 Call Hill Rd Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 15 0A 013.00 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, **Chris Boles LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Dennis**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND lying in Davidson County, Tennessee, and being more particularly described follows, to-wit:

BEING all of Lot No. 13, on the Plan of SECTION ONE, HOLT WOODS, shown by plat appearing of record in Plat Book 7900, Pages 878-879, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Chris Boles LLC, a Tennessee Limited Liability Company, by Warranty Deed from Paul G. Presson, Jr., of record in Instrument No. 20200609-0058984, in the Register's Office of Davidson County, Tennessee, dated June 03, 2020 and recorded on June 09, 2020.

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.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HOLT WOODS, R20 RESIDENTIAL P.U.D, as recorded in Plat Book 7900, Page(s) 878 & 879.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22, as amended and Restated in Instrument No. 20190624-0060843.

Easement and Joint Roadway Use and Maintenance Agreement as set forth in instrument recorded in Book 5707, Page 706 and Amended in Book 5720, Page 183.

Charter for Holt Woods Homeowners' Association, Inc. recorded as Book 9570, Page 5.

By-Laws for Holt Woods Homeowners' Association, Inc. recorded as Book 9570, Page 13.

Common Open Space Deed recorded as Instrument No. 20020807-0095356.

This is improved property located at 2869 Call Hill Rd Nashville TN 37211

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 5th day of December, 2024.

Chris Boles LLC, a Tennessee limited liability company

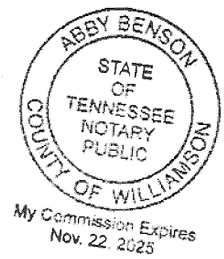
BY: _____
Christopher M. Boles, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher M. Boles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Chris Boles, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 5th day of December, 2024.

_____
Notary Public
My Commission Expires: _____



True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 12-5-24 (date of document).

Affiant Signature

12-5-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of December, 2024.

Notary's Signature

My Commission Expires: 9/21/2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford