THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** Karen Johnson Davidson County Batch # 1236778 **DEEDWARR** 02/13/2025 10 40 03 AM 2 pgs Fees $13 00 Taxes $2,652 90 20250213-0010962 **Ortale Kelley Law Firm** **330 Commerce Street, Suite 110** **Nashville, TN 37201**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $717,000.00. SR Affiant Subscribed and sworn to before me, this 12th day of February, 2025. Notary Public My Commission Expires 2-26-2025 APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brenden T. Holbrook and Carlie E. Cantrell 5708 Tennessee Avenue, Unit A Nashville TN 37209	New Owner	Tax Parcel ID No 091-06-0-441.00

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, **Emily Martin Terry and Zachery Scott Terry, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brenden T. Holbrook, an unmarried man and Carlie E Cantrell, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), their 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 Lot(s) 1617, in Block 14, as shown on the map entitled Map of Plan No. 2 West Nashville, of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EMILY MILES MARTIN AND ZACHERY SCOTT TERRY, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ANNA LINN CURRIE, of record in Instrument No. 20220118-0006763, dated January 14, 2022, said Register's Office.

EMILY MILES MARTIN, NOW KNOWN AS EMILY MARTIN TERRY AND ZACHERY SCOTT TERRY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP conveyed to EMILY MARTIN TERRY AND ZACHERY SCOTT TERRY, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20220725-0084505, dated July 22, 2022, said Register's Office.

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

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-06-0-441.00.

Matters shown on the Plan of record in Plat Book 57, page 172, said Register's Office.

This is improved property located at 5708 Tennessee Avenue, Unit A Nashville TN 37209

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 12th day of February, 2025

Emily Martin Terry

Zachery Scott Terry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Martin Terry and Zachery Scott Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2025

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

My Commission Expires: _____