Karen Johnson Davidson County Batch # 1248518 DEEDQC 03/20/2025 11:42:04 AM 2 pgs Fees: $12.00 Taxes: $0.00 20250320-0020438	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February 2025 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE HOLLAND FAMILY LIVING TRUST	**SAME**	**126140A** **154.00CO**
(NAME) **8557 Beautiful Valley Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Charles E. Holland and Adia K. Holland, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Charles Holland and Adia Kokona Holland, Trustees of THE HOLLAND FAMILY LIVING TRUST,** established by **The Trust Agreement of THE HOLLAND FAMILY LIVING TRUST, Dated February 28, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

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

Being Lot No. 154 on the Final Plat of Travis Trace Subdivision, Phase 1A, of record in Instrument Number 20141016-0095781, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company by Special Warranty Deed dated 10/29/2014 from Travis Property Developers, a Tennessee General Partnership of record in Instrument 20141030- 0100248, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles E. Holland and Adia K. Holland, by Special Warranty Deed dated April 17, 2015, from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company, of record in Instrument No. 20150420-0034802, Register's Office for Davidson County, Tennessee.

The said Charles E. Holland and Charles Holland are one in the same for purposes of this transaction. Further, the said Adia K. Holland and Adia Kokona Holland are one in the same for purposes of this transaction.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Unimproved ( )
This is improved (X) property, known as: **8557 Beautiful Valley Drive, Nashville, Tennessee 37221.**

Witness our hands, this the 28 day of FEBRUARY, 2025.

Charles E. Holland

Adia K. Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles E. Holland** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 28th day of February, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adia K. Holland** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 28th day of February, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public