Karen Johnson Davidson County
Batch# 1252362 DEEDWARR
03/26/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20250326-0022751

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-ORE-25-3392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-00-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Kay	Primis Mortgage	
(NAME) 3392 Earhart Rd.	(NAME) 5535 Currituck Dr. Ste. 120	098-00-0-178.00
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK HOLMAN AND ANDREA HOLMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM KAY, SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee, and being more particularly described as follows:

A tract of land situated in Davidson County, Tennessee, shown on the recorded plan of "Massey Subdivision" as recorded in Plat Book 7900, Page 200 and described as follows:

Beginning at a concrete monument on the Westerly margin of Earhart Road, said point being the Northeasterly corner of the Paul R. Odum and wife property as recorded in Book 6130, Page 121 and being the Southeasterly corner of said Massey Subdivision; thence along the Northerly margin of the said Paul Odum property North 80 degrees 03 minutes 48 seconds West a distance of 1,065.18 feet to an iron pin in a fence line; thence North 0 degrees 19 minutes 18 seconds East a distance of 250.41 feet to an iron pin; thence South 80 degrees 04 seconds East a distance of 416.5 feet to an iron pin; thence South 9 degrees 56 minutes West a distance of 196.93 feet to an iron pin; thence South 80 degrees 03 minutes 48 seconds East a distance of 681.22 feet to an iron pin in the Westerly margin of Earhart Road; thence South 0 degrees 29 minutes 12 seconds East a distance of 50.83 feet to the point of beginning and containing 3.03 acres more or less. As per survey by Clint Elliott Survey, 1711 Hayes Street, Nashville, TN 37203.

Included with the above described tract is a 20 foot ingress-egress easement as shown on the Massey Subdivision.

Being the same property conveyed to Mark Holman and Andrea Holman, husband and wife by Warranty Deed from Karisa Locke, an unmarried woman of record in Instrument No. 20241001-0075975 Register's Office for Davidson County, Tennessee, dated September 27, 2024 and recorded on October 1, 2024.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 200, Register's Office for Davidson County, Tennessee.
- Subject to Letter of record in Book 7203, Page 953, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20211202-0159789, in the Register's Office for Davidson County, Tennessee.
- Subject to a 20 foot ingress-egress easement as shown on the Massey Subdivision as stated in Warranty Deed of record in Instrument Number 20200114-0004896, in the Register's Office for Davidson County, Tennessee.
- Subject to property not being approved as a separate building site as set out in Warranty Deed of record in Book 8209, Page 815 and Limited Warranty Deed of record in Instrument No. 20070613-0070808, in the Register's Office for Davidson County, Tennessee.

- Subject to any ingress/egress in reference to the Graveyard as shown on Plat of record in Book 7900, Page 200, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3392 Earhart Rd., Mount Juliet, Tennessee 37122**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 25th DAY OF MARCH, 2025.

Mark Holman

Andrea Holman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK HOLMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA HOLMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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 3/25/2025.

Affiant Signature

3/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY