WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $631,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of April, 2025

(Affix Seal) Notary Public

My Commission Expires

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

Karen Johnson Davidson County
Batch # 1262321 DEEDWARR
04/21/2025 10 47 50 AM 2 pgs
TI Fees $13 00 Taxes $2,334 70

20250421-0029990

RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To.	Tax ID#
Andrew Holt 5714 Vine Ridge Drive Nashville, TN 37205	NEW OWNER	Map/Parcel 103-10-0-055.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Sivley and Hadley Sivley, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Holt, an unmarried man**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit

Land in Davidson County, Tennessee being Lot No 70 on the Plan of Section 4, Brookside Courts, Addition No 4 of record in Plat Book 2083, Page 59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher Sivley, a married man by Warranty Deed from J'Lyn Emerson, unmarried of record in Instrument No. 20190422-0036869 Register's Office for Davidson County, Tennessee, dated April 19, 2019 and recorded on April 22, 2019.

Being the same property conveyed to Tammy Mellons, Trustee by Quitclaim Deed from Christopher Sivley of record in Instrument Number 20200416-0039829, Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 16, 2020 and within the same deed the said Tammy Mellons Trustee, Trustee conveyed his interest in the subject property to Christopher Sivley and Hadley Sivley, husband and wife

This conveyance is subject to the following Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5714 Vine Ridge Drive, Nashville, TN 37205.

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, its successors and assigns forever, and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out, and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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

Effective the _____ day April, 2025

Christopher Sivley

Hadley Sivley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11 day of April, 2025, before me personally appeared Christopher Sivley and Hadley Sivley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of April, 2025.

Notary Signature
My commission expires:

Kathleen Hale McClellan
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County
My Comm. Expires 11/14/2028