RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Warranty Deed

Karen Johnson
Batch # 1264974
04/25/2025 10 29 52 AM
Fees $13 00 Taxes $5,494 50
20250425-0031895

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,485,000 00

Tracy Parry
Affiant

Subscribed and sworn to before me, this the 24th day of April, 2025.

Notary Public

My commission expires 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Johnathan Devereux Holbrook and Grace Ann Holbrook	OWNERS	104-11-0-299 00
2532 Blair Boulevard		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FELIX R. DOWSLEY, III, TRUSTEE OF THE FELIX R. DOWSLEY, III REVOCABLE TRUST, AND SUSAN RAE DOUGLAS, TRUSTEE OF THE SUSAN RAE DOUGLAS REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNATHAN DEVEREUX HOLBROOK AND GRACE ANN HOLBROOK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 135 on the Plan of Bransford Realty Company Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Felix R. Dowsley III and Susan Douglas Kelley, as equal tenants in common by Warranty Deed from Nicholas May of record in Instrument No. 20120518-0043236 Register's Office for Davidson County, Tennessee, dated May 17, 2012 and recorded on May 18, 2012.

Being the same property conveyed to Felix R. Dowsley, III Trustee of the Felix R. Dowsley, III Revocable Trust, his undivided fifty percent (50%) interest by Quitclaim Deed from Felix R. Dowsley, III of record in Instrument No. 20220228-0022396 Register's Office for Davidson County, Tennessee, dated February 16, 2022 and recorded on February 28, 2022.

Being the same property conveyed to Susan Rae Douglas, Trustee of the Susan Rae Douglas Revocable Trust, her undivided fifty percent (50%) interest by Quitclaim Deed from Susan Rae Douglas, f/k/a Susan Douglas Kelley of record in Instrument No. 20220930-0107829 Register's Office for Davidson County, Tennessee, dated September 25, 2022 and recorded on September 30, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2532 Blair Boulevard, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of April, 2025.

The Felix R. Dowsley, III Revocable Trust

By: _____, Trustee
Felix R. Dowsley, III, Trustee

The Susan Rae Douglas Revocable Trust

By: _____, Trustee
Susan Rae Douglas, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Felix R. Dowsley, III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Felix R. Dowsley, III Revocable Trust , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained

Witness my hand and seal this ~~24th~~ 21st (SBD) day of April, 2025.

_____
Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Rae Douglas, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Susan Rae Douglas Revocable Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2025.

_____
Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026