Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550969

Karen Johnson
Batch # 1285137
06/17/2025 09 44 01 AM
Fees $13 00 Taxes $2,053 50

Davidson County
DEEDWARR
2 pgs

20250617-0047357

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $555,000 00

Carter Holmes
Affiant

Subscribed and sworn to before me, this 16th day of June, 2025

Notary Public
My Commission Expires

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carter L. Holmes 407 Wauford Dr Nashville TN 37211	New Owner	Tax Parcel ID No 147-01-0-134.00

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, **Thomas William Mahan and Mary Kathryn Mahan, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carter L. Holmes, an unmarried man**, ("Grantee"), his 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) 526, as shown on the map entitled Section Nine Caldwell Hall, of record in Plat Book 3300, page 25, 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 THOMAS WILLIAM MAHAN, by deed from MARA CHILDRESS FORMALLY KNOWN AS MARA SCHLECK AND SPOUSE, WILLIAM CHILDRESS, of record in Instrument No. 20160930-0103225, dated September 28, 2016, said Register's Office.

THOMAS WILLIAM MAHAN conveyed to THOMAS WILLIAM MAHAN AND MARY KATHRYN MAHAN, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20210331-0042433, dated March 23, 2021, 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. 147-01-0-134.00.

Matters shown on the Plan of record in Plat Book 3300, page 25, said Register's Office.

Easement(s) to Tennessee Valley Authority, of record in Book 1133, page 610 and in Book 1237, page 371, said Register's Office.

This is improved property located at 407 Wauford Dr Nashville TN 37211

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 16th day of June, 2025.

Thomas William Mahan

Mary Kathryn Mahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas William Mahan and Mary Kathryn Mahan, 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 16th day of June, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026