This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6285-TM

Karen Johnson Davidson County
Batch# 1296941 DEEDWARR
07/11/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20250711-0054893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $770,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2025.

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 6/22/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dollhouse 909, LLC 1200 Broadway, Apt 2605 Nashville, TN 37203	NEW OWNER	091 07 4O 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Katharine Boyle and Jonathan Holzman, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Dollhouse 909, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 4701 MICHIGAN AVENUE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4701 MICHIGAN AVENUE HOMES, a Horizontal Property Regime, of record in Instrument No. 20180815-0080506 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Katharine Boyle and Jonathan Holzman, Wife and Husband, by Warranty Deed from Joshua Donnell, a married man, of record in Instrument No. 20190403-0030476, in the Register's Office of Davidson County, Tennessee, dated March 27, 2019, and recorded on April 03, 2019.

This is improved property located at: **909 47th Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

2025-870

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of June, 2025.

GRANTOR:

Katharine Boyle

Jonathan Holzman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katharine Boyle and Jonathan Holzman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of June, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202507110054893

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 true and exact copy of the original document executed and authenticated according to law on 6/27/25 (date of document).

Affiant Signature

7/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE SEAL COUNTY OF WILLIAMSON