This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE.
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $212,500.00.

Affiant

Subscribed and sworn before me this the 31 day of July, 2025.

Notary Public
My commission expires: 3·20·28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1305056 DEEDWARR
08/01/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $786.25
20250801-0061201

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kenneth W. Joyce	Old National Bank	150-03-0 419.00
3520 Thornehill Drive	PO Box 918	
Antioch, TN 37013	Evansville, IN 47706	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CINDY P. HOLMES, TRUSTEE OF D & C HOLMES FAMILY TRUST DATED NOVEMBER 9, 2023**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KENNETH W. JOYCE, A SINGLE MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No 465, on the Plan of Section Ten, "The Country", as shown by plat appearing of record in Plat Book 6900, Page 394, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot

Being the same property conveyed to Haskell Dale Holmes and Cindy P. Holmes, Trustees of the D & C Holmes Family Trust dated November 9, 2023, and any amendments thereto, by deed dated 08/20/2024, from Cindy Holmes and Haskell Holmes, wife and husband, of record in Instrument No. 20250422-0030565, Register's Office for said County.

(Value or consideration shown in aforementioned deed $10.00.)

Also being the same property conveyed to Cindy Holmes and Haskell Holmes, wife and husband, by deed dated 06/05/2020, from Julie C. Andrews, nka Julie C. Andrews Joyce, a married woman, of record in Instrument No. 20200616-0061894, Register's Office for said County.

(Value or consideration shown in aforementioned deed $140,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3520 Thornehill Drive, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

[The remainder of this page is left blank intentionally. Signers and notary acknowledgements appear on a next page.]

CRT

Witness my hand this the 31st day of July, 2025.

D & C Holmes Family Trust dated November 9, 2023

Cindy P. Holmes, Trustee

STATE OF TENNESSEE
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CINDY P. HOLMES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be a TRUSTEE of the within named **D & C HOLMES FAMILY TRUST DATED NOVEMBER 9, 2023**, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the TRUST by the said **CINDY P. HOLMES** as such TRUSTEE.

Witness my hand this the 31st day of July, 2025.

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

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 7/31/25.

Affiant Signature

8/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY