This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6598-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Tonya Bohannon
Affiant

Subscribed and sworn to before me, this the 6th day of August, 2025.

GREGG W CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 1306928 DEEDWARR
08/08/2025 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250808-0063134

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Blair Holliday and Holly Renae Holliday 5004 Riverbank Drive Hermitage, TN 37076	Huntington National Bank 5555 Cleveland Ave Columbus, OH 43231	085-04-0A-477.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Craig Allen Haley, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael Blair Holliday and Holly Renae Holliday, husband and wife** (individually and/or collectively, "Grantee"), 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. 477, on the Plan of Final Plat The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 2, Section 2 Planned Unit Development, as shown on plat of record in Instrument 20190211-0012587, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Craig A. Haley, a married man by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation of record in Instrument No. 20200123-0008310 Register's Office for Davidson County, Tennessee, dated January 22, 2020 and recorded on January 23, 2020. Lori Ann Haley joins in this conveyance to transfer any and all interest in the property whether marital or otherwise. Craig A Haley and Craig Allen Haley are one in the same.

This is improved property located at: **5004 Riverbank Drive, Hermitage, TN 37076**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2025.

GRANTOR:

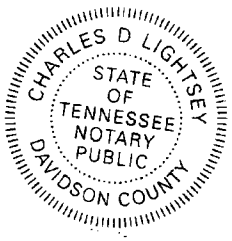
Craig Allen Haley

Lori Ann Haley

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Allen Haley and Lori Ann Haley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of August, 2025.



Notary Public
My Commission expires: 5/3/26

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 8th day of August, 2025

8/8/2025

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of August, 2025

Notary Signature

Commission Expiration Date:

4/22/2028

