| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-8772-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 630,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2025.<br>Notary Public<br>MY COMMISSION EXPIRES: 1/30/27<br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch# 1306935 DEEDWARR
08/08/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250808-0063145

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Alicia Booher and Jake Garren** | New owner | |
| 525 B Stevenson Street | | 091-09-0N-001.00-CO |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Johnathan D. Holbrook, joined by my spouse, Grace Ann Holbrook**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia Booher and Jake Garren, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, **THEIR HEIRS AND ASSIGNS**, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE **OF TENNESSEE, DESCRIBED** AS FOLLOWS, TO-WIT:

A certain tract or parcel land in Davidson County, State **of Tennessee, Described as follows:**

Being Unit No. A on the Plan of Townhomes At 525 Stevenson Street a Horizontal Property Regime With Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150714-0068540, 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 Johnathan D. Holbrook, an unmarried man, by Warranty Deed from Plantation Properties, LLC, a Limited Liability Company, of record in Instrument No. 20160309-0022743 Register's Office for Davidson County, Tennessee, dated March 08, 2016 and recorded on March 09, 2016. Grace Ann Holbrook,spouse of Johnathan D. Holbrook, joins in this conveyance. Johnathan D. Holbrook is also known as Johnathan Devereux Holbrook.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **525 B Stevenson Street, Nashville, TN 37209**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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.

Witness our hands this the 8th day of August, 2025.

Johnathan Devereux Holbrook
Johnathan D. Holbrook

Grace Ann Holbrook
Grace Ann Holbrook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnathan D. Holbrook and Grace Ann Holbrook,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of August, 2025.

My Commission expires: 11-8-27

Notary Public

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Christen Rabe, 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 **August 8, 2025**.

Date

Affiant Signature

**8/8/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027