Karen Johnson Davidson County
Batch# 1313685 DEEDWARR
08/22/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20250822-0067384

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-3468

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of August, 2025

Notary Public

Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Salway and Kennedy Salway 4348 Oakcrest Lane Hermitage, TN 37076	New Owner	086-04-0A-047.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Janet Tate and Susan Renshaw, Co-Successor Trustees of James N. Holeman, Jr. & Dorothy S. Holeman Joint Revocable Living Trust dated January 15, 1998

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Adam Salway and Kennedy Salway, husband and wife,

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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Phase 2A, Oakcrest of record in Plat Book 6900, Page 881, 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 James N. Holeman, Jr. and Dorothy S. Holeman Joint Revocable Living Trust, Dated January 15, 1998 by Warranty Deed from Richard A. Poirier and Irene C. Poirier, Trustees of The Revocable Poirier Family Trust, Dated October 13, 1997 of record in Instrument No. 20170522-0050228 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 22, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4348 Oakcrest Lane, Hermitage, TN 37076

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 so 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.

Dated this the 20th day of August, 2025.

James N. Holeman, Jr. & Dorothy S. Holeman Joint Revocable Living Trust dated January 15, 1998

By: Janet Tate, Trustee
Janet Tate, Co-Successor Trustee

By: Susan Renshaw, Trustee
Susan Renshaw, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of August, 2025, before me personally appeared Janet Tate and Susan Renshaw, Co-Successor Trustees of James N. Holeman, Jr. & Dorothy S. Holeman Joint Revocable Living Trust dated January 15, 1998, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2025.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Linzie Hahn, 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 8/20/25.

Date

L Hahn

Affiant Signature

8/20/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of August, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028