THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1313767 DEEDWARR 08/25/2025 08:07:30 AM 3 pgs Fees: $18.00 Taxes: $6,290.00 20250825-0067505	STATE OF Tennessee) COUNTY OF Montgomery) The actual consideration or value, whichever is greater, for this transfer is: $1,699,999.00 Affiant Subscribed and sworn to before me, this 20th day of August, 2025. Notary Public My Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: John Hollier And Laura Hollier 109 West Tyne Drive, Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 130 05 0 038.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDALL W. NOEL AND ALLISON NOEL, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHN HOLLIER AND LAURA HOLLIER, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 23, and the Westerly 2 feet of Lot No. 22 of Block H, on the second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, pages 71 & 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to Randall W. Noel and Allison Noel, husband and wife by Deed dated November 13, 2019 from Hubert Worrell and Chelsie Worrell, husband and wife, recorded November 15, 2019, in Instrument Number 201911150117988, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **109 West Tyne Drive, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of August, 2025.

Randall W. Noel 8/20/25
RANDALL W. NOEL

Allison Noel 8/20/25
ALLISON NOEL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDALL W. NOEL AND ALLISON NOEL,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of August 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 8/20/2025.

Affiant Signature – Joshua A. Terry

8/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27