Karen Johnson Davidson County
Batch# 1328264 DEEDQC
09/30/2025 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250930-0077566

NEW OWNER:

Virginold Holmes, Sr.
3245 Panorama Dr
Nashville, TN 37218

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map: 81-3
Parcel: 218

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **VIRGINOLD HOLMES, SR. as Executor of the ESTATE OF EARLINE M. HOLMES,** hereinafter called the Grantor, has quitclaimed to the **VIRGINOLD HOLMES, SR.**, hereinafter called the Grantee, his heirs and/or assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the southeast part of Lot No. 29 on the Plan of Owens Buena Vista Tract, as of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, describes according to a survey made by Parrish Engineers, dated September 15, 1967, as follows:

Beginning at a monument in the easterly margin of 12th Avenue, North at the southwest corner of Lot No. 8 on the John T. Lindsey & Co.'s Resubdivision of part of Lot 29 of record in Book 2083, page 31, said Register's Office; thence North 68 degrees 14 feet East 150 feet; thence South 21 degrees 17 feet East 44 feet to a point; thence South 68 degrees 14 feet West 150 feet to a point in the easterly margin of 12th Avenue, North; thence with the margin of same northwardly 44 feet to the point of beginning.

Being the same property conveyed to Charles L. Holmes and wife, Earline M. Holmes, by Warranty Deed from James T. McLean and wife, Carole L. McLean, dated September 26, 1967, of record in Book 4176, Page 832, Register's Office for Davidson County, Tennessee.

Charles L. Holmes died on July 10, 1987, leaving his wife, Earline M. Holmes as the surviving tenant by the entirety. Earline M. Holmes died on September 19, 2023 in Davidson County, Tennessee. Virginold Holmes, Sr. was appointed Executor over the probate Estate of Earline M. Holmes in the Seventh Circuit Court for Davidson County, Tennessee Probate Division under Docket No. 24P916.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2138 12th Avenue North, Nashville, Tennessee 37208.

WITNESS SIGNATURE(S) this 24th day of September, 2025.

ESTATE OF EARLINE M. HOLMES:

Virginold Holmes Sr. Executor
VIRGINOLD HOLMES, SR., Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **VIRGINOLD HOLMES, SR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as Executor for **The Estate of EARLINE M. HOLMES**, the within named bargainor, for the purposes therein contained

WITNESS my hand and official seal at office, this 24th day of September , 2025.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Sworn to and subscribed to before me, this the 24th day of September, 2025.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/24/25.

Celia Stewart Rouse
Affiant Signature

9/24/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 24th day of September, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY