Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1330902 DEEDWARR
10/06/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,676.95
20251006-0079663

39-B
File #25-1243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Caye Dial and Jeremy Edward Dial, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Holdiness, Trustee, or his successors in interest, of the Holdiness Revocable Living Trust dated September 24, 2025**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1232, Block 177 on Map of Extension of Plan No. 1 West Nashville, as of record in Plat Book 57, page 173, Register's Office for Davidson County, Tennessee, and described in a lot Survey for E.P. Hand, Lots 1230-1232-1234, Map of Extension of Plan No. 1, noted above, by Watkins and Murray Surveyors, dated July 9, 1947 to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Caye Dial and Jeremy Edward Dial, wife and husband by Warranty Deed from L & S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180824-0084080, Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 24, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5317 Illinois Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Holdiness Revocable Living Trust
dated September 24, 2025
5317 Illinois Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
091-11-0-453.00

2025-0947

WITNESS THE EXECUTION HEREOF this 2nd day of October, 2025.

Jessica Caye Dial

Jeremy Edward Dial

State of Tennessee)
County of Davidson)

On this 2nd day of October, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica Caye Dial and Jeremy Edward Dial, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 723,500.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of October, 2025.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/2/25 (date of document).

Affiant Signature

10/6/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON