Karen Johnson Davidson County
Batch# 1340392 DEEDWARR
10/30/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20251030-0086628

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $485,000.00.

Affiant

Subscribed and sworn before me this the 30th day of October, 2025.

Notary Public
My commission expires: 3.3.26

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Jay Hollifield	First Bank	098-13-0A 056.00
321 Moonwater Ct.	722 Columbia Avenue	
Hermitage, TN 37076	Franklin, TN 37064	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW LEE PRICE TRUSTEE OF THE BON TEMPS TRUST, DATED DECEMBER 11, 2023**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MICHAEL JAY HOLLIFIELD AND DEANNA HOLLIFIELD, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, on the plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, Page 874, 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 Bon Temps Trust, dated December 11, 2023, by deed dated 12/11/2023, from Dustin Slay and wife, Hannah Mary Slay, of record in Instrument No. 20231211-0095543, Register's Office for said County.

Also being the same property conveyed to Dustin Slay, by deed dated 11/06/2019, from Bethany Sanders and Jonothan Sanders, wife and husband, of record in Instrument No. 20191107-0115008, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 321 Moonwater Ct., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

28th

Witness my hand this the ~~30th~~ day of October, 2025.

Bon Temps Trust, dated December 11, 2023

BY: _____
Matthew Lee Price, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew Lee Price, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the trustee of the within named bargainor, a trust, and that he, as such trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Matthew Lee Price as such trustee.

Witness my hand and official seal this 28th day of October, 2025.

My Commission Expires:

9-726

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202510300086628

Certification of Recorded Documents

I, Karen Suggs, 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 October 30, 2025.

(AFFIANT) – Karen Suggs

10/30/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of October, 2025.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON