WARRANTY DEED

Karen Johnson Davidson County
Batch# 1343777 DEEDWARR
11/12/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20251112-0090198

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$60,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF November, 2025

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Jones and Chinita Jones	owners at owners address	
(NAME)	(NAME)	080120103600
1301 Lowes Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rodney Holt, Bruce Holt, Angela Holt, and Keisha Phillips**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Jones and Chinita Jones,** husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 36, as shown on the plan of Bordeaux Hills Addition, 3201 Leawood Drive, of record in Plat Book 4460, Page 9, Register's Office for said County, to which reference is here made for a more complete description of said lot.

Being the same property conveyed to John W. Holt et ux, Annie E. Holt, by virtue of that certain Warranty Deed dated October 13, 1972, and being of record at Book 4646, Page 727 in the Register's Office of Davidson County, Tennessee. John W. Holt died March 11, 2018 leaving Annie E Holt as the remaining tenant by the entirety. Annie E. Holt died intestate on July 28, 2025 leaving Rodney Holt, Bruce Holt, Angela Holt and Keisha Phillips as the remaining heirs by Affidavit of Heirship of record at Instrument No. 202511120090194 **and Instrument No.** 202511120090195 **in said Register's Office, Tennessee. Annie E Holt had one son that pre-deceased her named John Holt, Jr. his remaining heir is Keisha Phillips by Affidavits of Heirship of record at Instrument No.** 202511120090196 **and Instrument No.** 202511120090197 **in said Register's Office, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3201 Leawood Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 12th day of November, 2025.

Rodney Holt

Bruce Holt

Angela Holt

Keisha Phillips

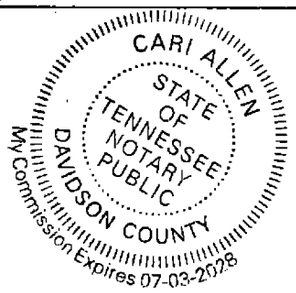
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rodney Holt, Bruce Holt, Angela Holt, and Keisha Phillips** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of November, 2025.

Notary Public

My Commission Expires: 7-3-28



Certificate of Authenticity

I, Holly A. Mason, 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 November 12, 2025.

Affiant Signature

11/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of November, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026