PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1349854 DEEDWARR
11/21/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20251121-0093323

Ivey Title, LLC Ref: (LM) Title No.: 64216
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mackenzie Lea Abercrombie Godwin Osigwemie Garuba 505 Leonard Ridge Ct Nashville, TN 37221	Raymond James Bank 710 Carillon Pkwy St. Petersburg, FL 33716

TAX MAP PARCEL NUMBERS: 155160A16500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$740,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **F. Clarke Holmes and Mary Jo Holmes, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Godwin Garuba, unmarried man and Mackenzie Abercrombie, unmarried woman, as joint tenants with right of survivorship** 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. 180 on the Plan of Traceside Section Seven of record in Book 9700, page 423, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to F. Clarke Holmes and Mary Jo Holmes, husband and wife, by Warranty Deed from Richard Oths and spouse, Lisa Oths, dated June 8, 2015, and recorded on June 10, 2015, of record in instrument No. 20150610-0054744, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 423, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, amended in Book 9677, page 675, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. By Laws in Book 9668, page 899, said Register's Office.

This is improved property, known as 505 Leonard Ridge Court, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2025.

F. Clarke Holmes **Mary Jo Holmes**

State of Tennessee

County of Davidson

On this 20th day of November, 2025, before me the undersigned authority, personally appeared F. Clarke Holmes and Mary Jo Holmes, 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.

Notary

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $740,000.00.

Affiant

Sworn and subscribed before me this 20th day of November, 2025.

Notary

My Commission Expires: 4/27/2029

Crystal Johnson State of Tennessee Notary Public Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 11/20/2025 (date of document).

Affiant Signature

11/21/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 21 day of Nov, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County