2025-429-SM Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1355177 DEEDWARR
12/08/2025 10 23 16 AM 2 pgs
Fees $13 00 Taxes $2,463 83
20251208-0097228

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 665,900.00.

James Doyle Holland
Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2025.

Notary Public
My commission expires:
(AFFIX SEAL)

JACOB THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Doyle & Nancy C. Holland	"New Owner"	074-16-0A-060-00
6035 Parkhaven Boulevard, Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pamela A. Jones, an unmarried woman, and Barbara Bristow, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Doyle Holland and Nancy C. Holland, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 No. 60 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal thereof.

Being the same property conveyed to Pamela A. Jones, an unmarried person and Barbara Bristow, an unmarried person, as tenants in common by Special Warranty Deed dated March 22, 2023, from Parkhaven Communities, LLC, a Tennessee limited liability company, of record in Instrument No. 20230323-0021026, Instrument of Correction of record in Instrument No. 20230526-0039800, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years due and payable. Map and Parcel 074-16-0A-060-00.

The Plan of record in Instrument No. 20200527-0054555, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee.

Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, Instrument No. 20200923-0109241, and Instrument No. 20220512-0054620, Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.

Subject to the flow of Cumberland River.

Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

This is improved (_X_) Unimproved (____) property, known as 6035 Parkhaven Boulevard, 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 GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 3rd day of December, 2025.

Pamela A Jones

Barbara Bristow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Pamela A Jones, an unmarried woman, and Barbara Bristow, an unmarried woman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 2025

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON