WARRANTY DEED

Karen Johnson Davidson County
Batch# 1358194 DEEDWARR
12/15/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,440.52
20251215-0099652

File No.: RES-25-115holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: May 25, 2029 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Sumner Evans, Jr. and Jennifer Dawn Evans	New Owner	180 00 0 106.00
(NAME)	(NAME)	
115 Holt Hills Road Nashville, TN 37211		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **AUSTIN T. ROCKWOOD AND EMMA L. HOLLINGSWORTH, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM SUMNER EVANS, JR. AND JENNIFER DAWN EVANS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 on the plan of Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section 4, Holt HIlls, of record in Plat Book 9700, Page 541, 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 Austin T. Rockwood, a single man, and Emma L. Hollingsworth, a single woman, as joint tenants with rights of survivorship, from Autumn Krause and Edward Krause, wife and husband, by Warranty Deed dated March 15, 2024, recorded March 19, 2024, in Instrument No. 20240319-0018831, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 115 Holt Hills Road, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 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 12th day of December, 2025.

Austin T. Rockwood

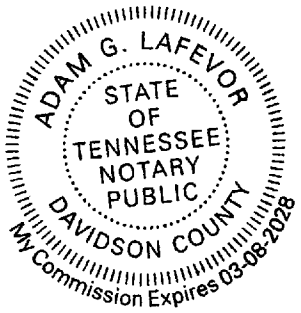
Emma L. Hollingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2025, before me personally appeared Austin T. Rockwood and Emma L. Hollingsworth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of December, 2025.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie McKee, 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 December 12, 2025.

Affiant Signature

12/12/2025
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: Aug 25, 2027

Notary's Seal

ELAINA ROSE RAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 25, 2027
COUNTY OF DICKSON

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-115holt