Karen Johnson Davidson County
Batch# 1361223 DEEDWARR
12/23/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20251223-0102106

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $448,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of December, 2025.

NOTARY PUBLIC

My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kent Douglas Deckerhoff and Katherine Marie Collins	New Owner	041-07-0-057.00
(NAME)	(NAME)	
1304 Cheshire Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Joseph Holmes and Erica Franklin, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kent Douglas Deckerhoff, a single man and Katherine Marie Collins, a single woman, joint tenants with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 464, as shown on the map entitled Plan of Bellshire Estates, Section "B", of record in Book 2331, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSEPH HOLMES AND ERICA FRANKLIN, HUSBAND AND WIFE, by Warranty Deed from BLACK LION ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20220929-0107497, in the Register's Office for Davidson County, Tennessee, dated September 22, 2022.

This property is __unimproved _X_improved property known as: 1304 Cheshire Drive, Nashville, TN 37207.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of December, 2025.

Joseph Holmes

Erica Franklin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Holmes and Erica Franklin, the herein bargainor, 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, this the 17th day of December, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2025
WILSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 17, 2025**.

Date

Affiant Signature

12/17/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

