Karen Johnson Davidson County
Batch# 1361956 DEEDWARR
12/29/2025 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20251229-0102759

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Amanda Ilkew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2025.

April Sumruld
Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mason T. Boyd and Karrington E. Atkins-Boyd	Mortgage Investors Group	119-15-0-062.00
(NAME)	(NAME)	
3104 Southlake Drive	10118 Parkside Drive Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **Andrew David Holt and Sarah Emily Holt, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mason T. Boyd and Karrington E. Atkins-Boyd husband and wife,** hereinafter called the GRANTEE(S), their 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. 58 on the Plan of Section Two, Southlake of record in Plat Book 2083, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description of Lot 58 but excluded therefrom is a portion of Lot 58 conveyed to the State of Tennessee at Book 3405, Page 373, said Register's Office, described as follows:

Beginning at a point in the Southwest corner of said lot No. 58 and runs with the South line of said Lot No. 58, North 89 degrees 00 minutes 61 Seconds East, 151.2 feet to a point in the East line of said Lot No. 58; thence with said line North 1 degrees 01 Minutes East, 21 feet to a point; thence North 89 degrees 00 Minutes 61 Seconds West, 125 feet to a point; thence North 49 degrees 15 Minutes 30 Seconds West; 40 feet to a point in the present East margin of Southlake Drive; thence with said margin Southerly 47 feet to the point of beginning, containing 3,750 square feet more or less, or 0.036 acres, more or less.

Being the same property conveyed to Andrew David Holt and Sarah Emily Holt, husband and wife by Warranty Deed from Legacy South Homes Fund I, LLC, a Tennessee limited liability company, dated 09/24/2019, of record in Instrument No. 20190925-0097264, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3104 Southlake Drive, Nashville, TN 37211

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of December, 2025.

Andrew David Holt

Sarah Emily Holt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew David Holt and Sarah Emily Holt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of December, 2025..

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-19-2025.

Affiant Signature

23rd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028