Karen Johnson Davidson County
Batch# 1362757 DEEDWARR
12/30/2025 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20251230-0103373

ADDRESS NEW OWNER: Viola Hoxha
230 Buck Run
Nashville, TN 37214

SEND TAX BILL TO: First National Bank of Middle Tennessee
322 N. Front St
Murfreesboro, TN 37130

MAP-PARCEL NOS. 122010A34300CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **JH Holdings, LLC, a Montana limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Viola Hoxha, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 10 in Woodland Pointe, Phase 9, a Private Element Horizontal Property Regime (being the Townhome area at Woodland Pointe), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office of Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6, thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office, are incorporated in this deed by reference and made part hereof, the same as though copied herein.

Being the same property conveyed to JH Holdings, LLC, a Montana limited liability company, from Linda A. Tomlin, unmarried, by Warranty Deed recorded on July 12, 2019 in Instrument No. 20190712-0068234, Register's Office for Davidson County, Tennessee.

Linda A. Tomlin joins in this Deed to convey any interest and/or rights she may have herein.

This is property with a common address of 230 Buck Run, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor and Grantee at closing.(2) Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes a Horizontal Property Regime with Private Elements of record in Instrument No. 20001011-0101044, (the "Original" Declaration), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575 (Addition of Sections IX & X), and amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020904-0107261 (Modification & Correction of Section X), Register's Office for Davidson County, Tennessee(3) By-Laws recorded as Exhibit "B" to the aforesaid Declaration of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, said Bylaws appearing at page 22 of said Declaration.(4) Master Declaration of Restrictive Covenants for Woodland Point of record in Instrument No. 20000607-0056981, Register's Office for Davidson County, Tennessee.(5) By-Laws of Woodland Pointe Master Association, Inc. of record in Instrument No. 20080104-0001237, amended in Instrument No. 20080521-0052236 and Instrument No. 20120518-0043315, Register's Office for Davidson County, Tennessee.(6) All matters shown on the PUD Boundary and Consolidation Plat of Lakeside of record in Plat Book 11700, Page 66, Register's Office for Davidson County, Tennessee.(7) All matters as shown on the Final Plat of Woodland Point, Phase I, Second Revision of record in Instrument No. 20010404-0032685, Register's Office for Davidson County, Tennessee.(8) Permanent Easement and

Right-of-Way for street purposes and Right-of-Entry for Temporary Construction Purposes of record in Book 8332, page 982, Register's Office for Davidson County, Tennessee.(9) Charter of Woodland Point Townhouse Corporation of record in Instrument No. 200001013-0102000, Register's Office for Davidson County, Tennessee.(10) Charter of Woodland Point Master Association, Inc. of record in 20020222-0022863, Register's Office for Davidson County, Tennessee.(11) Conveyance of open space to Woodland Point Homeowners' Association, Inc. of record in Instrument 20001205-0119722, Register's Office for Davidson County, Tennessee.(12) Landscape Agreement of record in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee(13) Conveyance of open space to Woodlan Pointe Townhouse Corporation, a Tennessee corporation, of record in Instrument No. 20110328-0023393, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of December 2025.

JH Holdings, LLC, a Montana limited liablity company

BY: _____
Jeremy Hall, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Jeremy Hall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Member of JH Holdings, a Montana limited liability company, the within named bargainor, and that he as such Managing Member executed the within instrument for the purposes therein contained by signing the name of the company by the said Jeremy Hall as such Managing Member and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 2nd day of December 2025.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

_____
Linda A. Tomlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda A. Tomlin,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this 2nd day of December 2025.

_____
Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $255,000.00.

Affiant

Subscribed and sworn before me this 22nd day of December 2025.

Notary Public
My Commission Expires: 12/19/28

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

File No. 2512-140

Tennessee Certification of Electronic Document

I, Stephen 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 December 22.

Affiant Signature

26th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

