WARRANTY DEED

Karen Johnson Davidson County
Batch# 1366274 DEEDWARR
01/06/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20260106-0001087

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF January, 2026

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Aisha Sweeney	New Owner	
(NAME)	(NAME)	042110B02500CO
302 Plymouth Rock Ct		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Terri N. Wallace Holt, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aisha Sweeney,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 302, on the Plan of Section One, Heritage Village, according to the Master Deed of record in Book 4758, Page 179, as amended by Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, and Book 6484, Page 287, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a m ore particular description.

Being the same property conveyed to Terri N. Wallace, unmarried, by virtue of that certain Warranty Deed dated September 12, 2019, and being of record at Instrument No. 20190913-0092775 in the Register's Office of Davidson County, Tennessee.
***Terri N. Wallace having since been married, is one and the same and now known as Terri N. Wallace Holt.**
***Grantor warrants that this property is not their primary residence, and that said property was never used as a marital residence.**

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 302 Plymouth Rock Ct. Madison, TN 37115 (unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22 day of December, 2025.

Terri N. Wallace Holt

Terri N. Wallace Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Terri N. Wallace Holt**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of December, 2025.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-26

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/22/25 (date of document).

Jennifer Russell
Affiant Signature

1/6/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

