Karen Johnson Davidson County
Batch# 1367926 DEEDWARR
01/09/2026 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260109-0002197

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152820**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 7th day of January, 2026. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Angela C. Holmes 7096 Westside Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143 03 0E 048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William B. Garside, III and Lilian Guevel Garside, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela C. Holmes, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 48, together with the appurtenant common elements, of 1101 BOOST COMMONS, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337 and 20190930-0099544, Register's Office for Davidson County, Tennessee, 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 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to William B. Garside, III, an unmarried man, by Warranty Deed from Boost Commons Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20210224-0022598, in the Register's Office of Davidson County, Tennessee, dated February 18, 2021, and recorded on February 24, 2021. Lilian Guevel Garside joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The execution of this instrument is affected by the signature of William B. Garside, III as Attorney-in-Fact for Lilian Guevel Garside, which Power of Attorney is recorded in Instrument No. 202601090002196, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180921-0093677 as amended in Instrument No. 20181105-0109337; Instrument No. 20190930-0099544; Instrument No. 20201221-0150988; Instrument No. 20210525-0070666 and Instrument No. 20240408-0024701.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4764, Page 710.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181212-0121003.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 188.

Easement for Grant of Overhead Line, recorded in Instrument No. 20190828-0086735.

Easement recorded in Book 3898, Page 425 and Instrument No. 20140114-0003778 with Affidavit recorded in Instrument No. 20140416-0031703.

This is improved property located at 7096 Westside Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of January, 2026.

William B. Garside, III

Lilian Guevel Garside by William B. Garside, III as Attorney-In-Fact

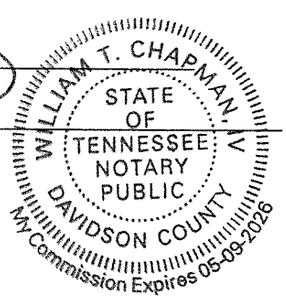
Attorney-In-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Garside, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lilian Guevel Garside and that he is authorized by Lilian Guevel Garside to execute this instrument on their behalf.

Witness ~~my~~ hand, at office, ~~this 7~~th day of January, 2026.

Notary Public
My Commission Expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 7, 2026.

J. Carlton Drumwright

January 7, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 7, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY