This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

'Karen Johnson
Batch # 1369871
01/15/2026 09:32:48 AM
Fees: $18.00 Taxes: $1,307.21

Davidson County
DEEDWARR
3 pgs

20260115-0003680

WARRANTY DEED

GRANTOR: Kevin Holman and Leniece Holman

GRANTEE: Mark Addison Chandler

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THREE THOUSAND THREE HUNDRED AND 00/100 AND 00/100 **($353,300.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **Kevin Holman and wife, Leniece Holman,** have bargained and sold and does hereby bargain, sell, convey, and confirm unto **Mark Addison Chandler,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 237 of Plan of Section Two, Larchwood, of record in book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which Plat Reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevin Holman and wife, Leniece Holman by Warranty Deed from James T. Kelly and wife, Sheila A. Kelly of record in Instrument No. 20051028-0130426 Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded on October 28, 2005.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Mark Addison Chandler,** her heirs and assigns forever. And we do covenant with the said **Mark Addison Chandler,** that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And we do further covenant and bind ourselves, our successors, and assigns, to warrant and forever defend title to said land to **Mark Addison Chandler,** his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 23 DAY OF December, 2025.

Kevin Holman

Kevin Holman

Leniece Holman

Leniece Holman

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 23 day of December, 2025 before me, personally appeared **Kevin Holman and Leniece Holman**, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Annette Scherrer
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 1-11-29

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($353,300.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 23 day of December, 2025.

Annette Scherrer
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 1-11-29

Map/Parcel ID: 108-08-0-079.00

PROPERTY ADDRESS:3309 Cedar Ridge Road Nashville, TN 37214

SEND TAX BILLS TO NEW OWNER: Mark Addison Chandler 3309 Cedar Ridge Road Nashville, TN 37214

Name Affidavit

Date: 12/23/25

Seller(s): Kevin Holman and Leniece Holman

File No.: 2025-316-SM

This is to certify that my legal name & signature is as written and typed below and that they are one in the same:

Kevin Holman and Kevin D. Holman

Ken Holm
Kevin Holman

Kevin Dewan Holman

Ken Dewa Hol

Leniece Holman and Leniece D. Holman

Leniece Hol
Leniece Holman

Leniece Turner

Leniece Turner

Leniece Fetter

Leniece Fetter

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 23 day of December, 2025, before me personally appeared Kevin Holman and Leniece Holman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of December, 2025.

Annette Scherrer

Notary Signature
My commission expires: 1-28-29

Annette Scherrer STATE OF TENNESSEE NOTARY PUBLIC County of Davidson