Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #26-1010

Karen Johnson
Batch # 1371385
01/21/2026 09:54:47 AM
Fees: $13.00 Taxes: $1,609.50
20260121-0004886

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ardenia Thornton Hoolihan, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eileen Schaeffer Brantley and Andrew Franklin Brantley, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING a parcel of land in the 9th Civil District of Davidson County, Tennessee, on the north side of the Old Harding Pike, as described as follows:

BEGINNING at a point in the Old Harding Pike, same being the southwest corner of the G. W. Umstead 1.33 Acre Tract; previous released; thence with the center of Old Harding Pike, south 60 deg. west 51 feet; thence leaving the Harding Pike north 14 deg. west 440 feet; thence north 19 deg. 30' east 50 feet; thence north 69 deg. west 210 feet; thence north 19 deg. 30' east 208 feet; thence south 69 deg. east 260 feet; thence south 19 deg. 30' west 247 feet, the northwest corner of the G. W. Umstead's 1.33 acre tract above mentioned; thence with said tract, south 14 deg. east 408 feet to the point of beginning, containing 1.54 acres more or less.

Being the same property conveyed to Robert C. Thornton and wife, Ardenia A. Thornton, by Deed from P. B. Kinnie and wife, Frances Kinnie, dated July 26, 1967, of Record in Book 3678, page 339, Register's Office for Davidson County, Tennessee. The said Robert C. Thornton having since died.

Being the same property further conveyed to Ardenia Thornton Hoolihan and William Joseph Hoolihan, Jr., by Quitclaim Deed from Arendia A. Thornton (Hoolihan), dated August 3, 1998, of record in Book 11056, page 707, Register's Office for Davidson County, Tennessee. William Joseph Hoolihan, Jr. having since died on January 8, 2000.

Ardenia T. Hoolihan, Arendia A. Thornton (Hoolihan) and Eva Ardenia Thornton are one in the same person.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8272 Linton Lane, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Eileen Schaeffer Brantley
Andrew Franklin Brantley
8272 Linton Lane
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
168-00-0-044.01

WITNESS THE EXECUTION HEREOF this 16th day of January, 2026.

Ardenia Thornton Hoolihan by Kevin Hunter Birdwell, Attorney-in-Fact

Ardenia Thornton Hoolihan by Kevin Hunter Birdwell, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 16th day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared Kevin Hunter Birdwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ardenia Thornton Hoolihan acknowledged that such person executed the same as the free act and deed of Ardenia Thornton Hoolihan pursuant to the Power of Attorney recorded in Instrument No. 20260120 - 0004289, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of January, 2026.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2028