Karen Johnson Davidson County
Batch# 1371828 DEEDWARR
01/22/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20260122-0005408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF January, 2026

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary J. Holden Revocable Living Trust	New Owner	
(NAME)	(NAME)	
8300 Rossi Rd		181 11 0C 035.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, **KEVIN JANKOWSKI AND HEATHER JANKOWSKI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY J. HOLDEN, TRUSTEE OF THE MARY J. HOLDEN REVOCABLE LIVING TRUST DATED AUGUST 25, 2025,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 283 on the plan of THE VILLAS AT CONCORD PLACE, PHASE 5 (FORMERLY KNOWN AS CONCORD PLACE II, PHASE I) as shown in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050922-0114218, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20071129-0138690, Instrument No. 20080226-0018882, as amended in Instrument No. 20061228-0160255, Scrivener's Affidavit in Instrument No. 20071213-0143550, and Instrument of Correction in Instrument No. 20080318-0027346, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kevin Jankowski and Heather Jankowski, by Warranty Deed from Holly Murry now known as Holly M. Kennamore, married, of record in Instrument No. 20180830-0086163, in the Register's Office of Davidson County, Tennessee, dated August 30, 2018 and recorded on August 30, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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 20 day of January, 2026

KEVIN JANKOWSKI

HEATHER JANKOWSKI

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 Kevin Jankowski and Heather Jankowski, the bargainor, 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.

Witness my hand and official seal this 20 day of January, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/20/26 (date of document).

Affiant Signature

1/21/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY