Warranty Deed

Karen Johnson Davidson County Batch# 1378381 DEEDWARR 02/09/2026 02:51:30 PM 3 pgs Fees: $18.00 Taxes: $2,442.00 20260209-0009591	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $660,000.00 Affiant Subscribed and sworn to before me, this the 4th day of February, 2026. Notary Public My commission expires: 1-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bradford Valantine, Kirstina Valantine, Mackenzie Welsh and Elise Welsh, Trustees of the Lamppost Living Trust	Plains Commerce Bank	083-12-0-099.00
2434 Eastland Avenue	5101 S. Broadband Lane Ste. 101	
Nashville, TN 37206	Sioux Falls, SD 57108	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN LEWIS HOLMES AND TWILA TRAHAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADFORD VALANTINE, KIRSTINA VALANTINE, MACKENZIE WELSH AND ELISE WELSH, TRUSTEES OF THE LAMPPOST LIVING TRUST DATED JANUARY 15, 2026, AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR SUCCESSORS, 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 Lot No. 210 on the Plan of Section Four, Eastland Acres of record in Plat Book 2331, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Lewis Holmes and Twila Trahan, husband and wife by Warranty Deed from Betty J. Hicks, a widower, by and through Kevin Shane Hicks, Power of Attorney, of record in Instrument No. 20231027-0084283 Register's Office for Davidson County, Tennessee, dated October 23, 2023 and recorded on October 27, 2023. Power of Attorney of record in Instrument No. 20231027-0084281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2434 Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2026.

Brian Lewis Holmes

Twila Trahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Lewis Holmes and Twila Trahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of February, 2026.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-26

I, Kirsten Virden, 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 02/04/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/04/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

