Karen Johnson Davidson County
Batch# 1379174 DEEDWARR
02/11/2026 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,491.10
20260211-0010710

**Prepared By & Return To:**
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-26-280

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of February, 2026

Notary Public

Commission Expires: 4-29-27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Herbert M. and Cynthia Lee Holmes<br>1610 Lawrence St<br>Old Hickory, TN 37138 | SAME AS OWNER | 053-03-0O-002.00-CO |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Lawrence Street Partners, LLC and RKPB Ventures, LLC**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Herbert M. Holmes and Cynthia Lee Holmes, Husband and Wife**

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Cottages at Hadley & Lawrence, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at Hadley & Lawrence, a Horizontal Property Regime, of record in Instrument Number 20230810-0062007, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Charles T. Gilpatrick, III, a single man by Warranty Deed from James R. Jones and Donald Larry Jones and Rita Gayle Schrader

and Dorothy Jackson, heirs of the Estate of Vella B. Jones of record in Book 11007, Page 775, Register's Office for Davidson County, Tennessee, dated July 02, 1998 and recorded on July 06, 1998. See also re-recorded Warranty Deed recorded on September 04, 1998 of record in Book 11101, Page 826.

Being a portion of the same property conveyed to Charles T. Gilpatrick, III and wife, Debra L. Gilpatrick, as tenants by the entireties by Quitclaim Deed from Charles T. Gilpatrick, III, spouse of Debra L. Gilpatrick of record in Instrument No. 20190913-0093224 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 13, 2019.

The said Charles T. Gilpatrick, III having died on or about March 23, 2020, vesting Debra L. Gilpatrick as surviving tenant.

Being a portion of the same property conveyed to Michael John Farrell by Warranty Deed from Debra L. Gilpatrick, an unmarried woman of record in Instrument No. 20230810-0062002 Register's Office for Davidson County, Tennessee, dated August 09, 2023 and recorded on August 10, 2023.

Being the same property conveyed to Lawrence Street Partners, LLC by Warranty Deed from Michael John Farrell of record in Instrument No. 20230810-0062008 Register's Office for Davidson County, Tennessee, dated August 09, 2023 and recorded on August 10, 2023.

Being a portion of the same property conveyed to RKPB Ventures, LLC by Quitclaim Deed from Michael John Farrell of record in Instrument No. 20230913-0071727 Register's Office for Davidson County, Tennessee, dated September 12, 2023 and recorded on September 13, 2023. As corrected in Instrument No. _____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1610 Lawrence St, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said 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.

Dated this the 10th day of February, 2026.

Lawrence Street Partners LLC, a Tennessee Limited Liability Company by
Allurant Homes, LLC

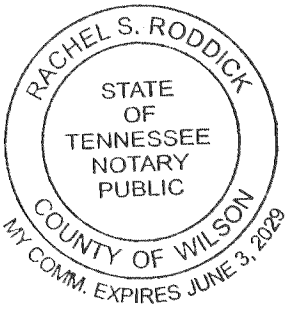
David N. Ramsey, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public of the state and county mentioned, personally appeared David N. Ramsey Member Lawrence Street Partners LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the within named bargainor, a Limited Liability Company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Mt Juliet, TN, this 10th day of February, 2026.

Notary Signature
My commission expires: 6/3/2029



# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **02/10/2026** (**date of document**).

**Affiant Signature**

**02/10/2026**
**Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this
**10th** day of
**February, 2026**

**Notary's Signature**
**My Commission Expires:**

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029