Karen Johnson Davidson County
Batch# 1379222 DEEDWARR
02/11/2026 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $11,285.00
20260211-0010789

WARRANTY DEED

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,050,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/6/29

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3558LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Heath Edwards and Carolyn Edwards	New Owner	
3542 Richland Avenue		
Nashville, TN 37205		104 09 0 304.00

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, WE, **ANN B. HOLLIDAY AND CHARLES O. HOLLIDAY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATH EDWARDS AND CAROLYN EDWARDS,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 tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 119, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.

Commencing at an iron rod (new) in the easterly R/W of Bowling Avenue and southerly R/W of alley #1153, having a northing of 657,386.22 and an easting of 1,724,619.16 (NAD83); thence with the said alley North 65 degrees 25 minutes 04 seconds East, 50.01 feet to an iron rod (new) being the Northwest corner and point of beginning of the property herein described, thence with the said alley North 65 degrees 25 minutes 04 seconds East, 50.01 feet to an iron rod (new) being the Northwest corner of parcel 303; thence leaving the said alley South 23 degrees 27 minutes 26 seconds East, 194.02 Feet to an iron rod (new) in the northerly R/W of Richland Avenue; thence with Richland Avenue around a curve to the right having a radius of 1647.67 feet, a central angle of 01 degrees 44 minutes 20 seconds, an arc length of 50.0 feet, and a chord bearing and distance of South 65 degrees 55 minutes 54 seconds West (Erroneously stated East in the Warranty Deed in Instrument No. 20200911-0103628), 50.00 feet to an iron rod (new); thence leaving Richland Avenue North 23 degrees 27 minutes 26 seconds West, 193.57 feet to the point of Beginning.

Being the same property conveyed to Charles O. Holliday and Ann B. Holliday, husband and wife, by Special Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, dated September 10, 2020, and recorded September 11, 2020, of record in Instrument No. 20200911-0103628, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 3542 Richland Avenue, Nashville, Tennessee, 37205
TAX PARCEL ID/APN: 104 09 0 304.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 161, Page 151, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is Improved property known as 3542 Richland Avenue, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 10th day of February, 2026.

Ann B. Holliday

Ann B. Holliday

Charles O. Holliday

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANN B. HOLLIDAY AND CHARLES O. HOLLIDAY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 10th day of February, 2026.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

Tennessee Certification of Electronic Document

I, Paul Soper, 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 2/10/26 (date of document).

Affiant Signature

2/10/26
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

