Karen Johnson Davidson County
Batch# 1383872 DEEDWARR
02/20/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $15,743.64
20260220-0013863

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-8516-WE

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,255,037.25.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February 2026

Notary Public

MY COMMISSION EXPIRES: 12/16/2028

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Michelle Holden and Brandon Dale Holden	New Owner	
116 Heady Drive		130-01-0-110.00
Nashville, TN 37205		
(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,

116 Heady, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Michelle Holden and Brandon Dale Holden, wife and husband,

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 Lot No. 23 in Block "J" on the Second Revised Plan of the Highlands of Belle Meade No. 2 as of record in Book 1130, pages 71 and 72 said Register's Office.

Said Lot No. 23 fronts 119 feet on the East side of Heady Drive and runs back between lines measuring 166.27 feet on the South line and 178.66 feet on the North line to a rear line which is a broken line, measuring 158.87 feet thereon.

Being the same property conveyed to Rebecca L. Brewer by Warranty Deed from George B. McGugin of record in Book 5467, Page 740, Register's Office for Davidson County, Tennessee, dated July 1, 1979 and recorded on July 19, 1979.

Being the same property conveyed to 116 Heady, LLC, a Tennessee limited liability company by Warranty Deed from Rebecca L Brewer, married of record in Instrument No. 20241106-0086159 Register's Office for Davidson County, Tennessee, dated November 04, 2024 and recorded on November 06, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **116 Heady Drive, 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, their heirs and assigns forever; and we do 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.

Witness our hands this the 20 day of Feb., 2024.

116 Heady, LLC, a Tennessee limited liability company

BY: _____
Billy Frank, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Billy Frank**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of **116 Heady, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal this the 20 day of Feb, 2024.

My Commission expires: Nov 8 2027

_____
Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, _____, 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 2/20/2026 (date of document).

_____
Affiant Signature

Date: 2/20/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20 day of February, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER