Karen Johnson Davidson County
Batch# 1394081 DEEDWARR
03/18/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20260318-0021425

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611141 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,125,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17 day of March, 2026. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

THIS INDENTURE, made this 17 day of March, 2026, among:

GAYLE B. HOLLADAY AND FRED L. HOLLADAY, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Sidney Wilson Taylor, Sr. and Betty Lynn Darnell Taylor, Trustees of Taylor Joint Revocable Trust dated October 5, 2022

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 33 on the plat of Burton Hills, Village of Abbeywood, Tract 21, of record in Book 6900, page 223, as amended in Book 7684, page 866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gayle B. Holladay, as and for her sole and separate property by deed from Lytle Brown, III and wife, Betty Brown, dated February 6, 1998, of record in Book 10798, page 512, Register's Office for Davidson County, Tennessee.

Fred L. Holladay, joins in this conveyance for the limited purpose of conveying any interest that she may have, marital or otherwise.

Being also known as 113 Abbeywood Drive, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gayle B. Holladay

Gayle B. Holladay

Fred L Holladay

Fred L. Holladay

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Gayle B. Holladay and Fred L. Holladay**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Taylor Joint Revocable Trust
Address: 113 Abbeywood Dr.
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: New owner
Address:
City, State, Zip:

Tax ID: 131-6F-033.00

True Copy Certification

I, **Denise Woods,** 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 this the 17 day of March, 2026.

Denise Woods
Affiant Signature
Date 3-17-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

