Karen Johnson Davidson County
Batch# 1397247 DEEDWARR
03/25/2026 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $3,448.40
20260325-0023525

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39089-02-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $932,000.00. Affiant Subscribed and sworn to before me this 24th day of March, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Roman Mort Rachel Elizabeth Mort 5400 Cochran Drive Nashville, TN 37220	Joseph Roman Mort Rachel Elizabeth Mort 5400 Cochran Drive Nashville, TN 37220	Map and Parcel No.: 16007002700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jacob Holt and Mason Holt, Co-Executors of The Estate of Dana Wright Holt, deceased ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Joseph Roman Mort and Rachel Elizabeth Mort, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 724 Hill Road, Brentwood, Davidson County, Tennessee 37027. For informational purposes only, the USPS mailing address of the subject property is commonly known as 718 Hill Road, Brentwood, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 24th day of March, 2026.

GRANTORS:

Jacob Holt, Co-Executor 03/24/2026
Jacob Holt, Co-Executor of the
Estate of Dana Wright Holt

Mason Holt, Co-Executor 03/24/2026
Mason Holt, Co-Executor of the
Estate of Dana Wright Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned, a Notary Public in and for said County and State, Jacob Holt and Mason Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of The Estate of Dana Wright Holt, deceased, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 24th day of March, 2026.

03/24/2026
Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile.

EXHIBIT "A"

Land in the 6th, formerly the 8th, Civil District of said County, being the easterly one-half of Lot 20 on the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, being Lot "L" on a survey made by Z.J. Wilkinson, Surveyor, July 20, 1950, as follows:

Beginning in the center of Hill Road at the southeast corner of property conveyed to Forrest Allen and wife, Naomi Lee Allen by deed from John L. Mills and wife, of record in Book 2537, Page 455, Register's Office for said County thence with Allen's east line, northwardly 488.8 feet to the northwest corner of Lot "L"; thence with the line between Lots "L" and "K", eastwardly 222.8 feet to the northeast corner of Lot "L" ; thence with the east line of said Lot southwardly 488.8 feet to the corner of Hill Road; thence with the center of said Road, westwardly 222.8 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is the following described property conveyed to Betty Allen Shreeve by deed of record in Book 5798, Page 493, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Hill road at the corner of the Betty Allen property and the Anne Allen Wright property; thence in a northerly direction along the western boundary of the Betty Allen property 488.8 feet to a point; thence in a easterly direction along the northern boundary line of the Anne Allen Wright property 25 feet to a point; thence in a southerly direction 488.8 feet to a point in the northerly margin of Hill Road; thence in a westerly direction along the southern boundary of the Anne Allen Wright property 25 feet to the point of beginning.

Being the same property conveyed to Dana Wright Holt by Quitclaim Deed dated October 29, 1982 from Anne Allen Wright of record in Book 5959, Page 90, Register's Office for Davidson County, Tennessee. Dana Wright Holt having since died on August 15, 2025 leaving a Last Will and Testament filed for Probate as Case No. 25P2009, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. In accordance with the terms of said Will, Dana Wright Holt directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Jacob Holt and Mason Holt.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/24/26 (date of document).

Affiant Signature

3/24/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

