Karen Johnson Davidson County
Batch# 1397768 DEEDQC
03/26/2026 01:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260326-0024186

**This Instrument Prepared By:**

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

**After Recording Return To The Above.**

The actual consideration for this transfer is **$0**.

HALEY B STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Affiant

Sworn to and subscribed before me this 26th day of March, 2026.

Notary Public
My Commission Expires: 07/02/2029

**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

# QUITCLAIM DEED

**THIS INDENTURE**, made this 26th day of March, 2026, among:

**JULIE BARTON, N/K/A/JULIE HOLT, AND EDWIN HOLT,**

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

**AND**

**JULIE HOLT AND EDWIN HOLT, WIFE AND HUSBAND,**

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 hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Unit 346, Legal Lot 118, on the Plan of West Park, Phase 3, described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for Davidson County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants contained in said Declarations, are incorporated hereby reference and made a part of the same as though copied herein. Said Unit 346, Legal Lot 118 is more particularly described in Exhibit "B" to the Second Supplement to the Declaration of record in Instrument No. 20060202-0013378, Register's Office for Davidson County.**

**Being the same property conveyed to Julie Barton and Edwin Holt by Warranty Deed from Sunny Meadows, LLC, a Delaware Limited Liability Company dated June 1, 2021, and recorded June 9, 2021, at Instrument No. 20210609-0077248, in the Register's Office for Davidson County, Tennessee. The said Julie Barton having since married on June 5, 2021 and is now known as Julie Holt.**

**This improved property is situated at 7277 Charlotte Pike, #346, Nashville, TN 37209.**

**THIS DEED** has been prepared solely upon information furnished by **Julie Holt and Edwin Holt.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**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.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

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

Julie Holt

**JULIE HOLT**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Julie Holt**, 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 26th day of March, 2026.

Haley B Stokes, Notary Public
My Commission Expires: 07/02/2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

**EDWIN HOLT**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Edwin Holt**, 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 26th day of March, 2026.

Haley B Stokes, Notary Public
My Commission Expires: 07/02/2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

**Owner Name & Property Address:**

Holt Family Trust dated March 26, 2026
7277 Charlotte Pike, #346
Nashville, TN 37209

**Responsible Party For Taxes:**

Holt Family Trust dated March 26, 2026
7277 Charlotte Pike, #346
Nashville, TN 37209

**Tax Map and Parcel: 114 8 C 122.00CD**

## Certificate of Authenticity

I, Trent Linville, 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 03-26-2026.

Date

Affiant Signature

03-26-2026
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 26 day of March, 2026.

Notary's Signature

My Commission Expires: 04-22-26
Date

Notary's Seal (if on paper)

