# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1398966 DEEDWARR
03/30/2026 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,126.50
20260330-0025002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED FORTY FIVE THOUSAND AND 00/100 (845,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| **DECLAN BURT** (NAME) | **NEW OWNER** (NAME) | **105 02 0G 001.00** |
| **913 KING HOLLANDS AVE NASHVILLE, TN 37203** (ADDRESS) | _____ (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of March, 2026, the undersigned, **ROBERT L. SALOMON AND ROBIN K. SALOMON, TRUSTEES OF ROBERT AND ROBIN SALOMON FAMILY TRUST DATED APRIL 14, 2022**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DECLAN BURT, AN UNMARRIEND MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **913 KING HOLLANDS AVE, NASHVILLE, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 913 South Street, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument No. 20150917-0094284, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 913 South Street, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20150917-0094284 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert and Robin Salomon Family Trust dated April 14, 2022 by deed from Leanne M. Kreps, a single woman, dated August 25, 2023, of record in Instrument No. 20230829-0067672, Register's Office of Davidson County, Tennessee.

Being also known as 913 King Hollands Ave, Nashville, TN 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 27th day of March, 2026.

GRANTOR: ROBERT AND ROBIN SALOMON FAMILY TRUST DATED APRIL 14, 2022
**BY: ROBERT L. SALOMON**
**ITS: TRUSTEE**

GRANTOR: ROBERT AND ROBIN SALOMON FAMILY TRUST DATED APRIL 14, 2022
**BY: ROBIN K. SALOMON**
**ITS: TRUSTEE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT L. SALOMON AND ROBIN K. SOLOMAN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustees for the Trust identified as the **ROBERT AND ROBIN SALOMON FAMILY TRUST DATED APRIL 14, 2022** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustees executed the foregoing instrument for the purposes contained therein, by signing their names on behalf of the Trust as Trustees.

WITNESS my hand, at office, on this 27th day of March, 2026.

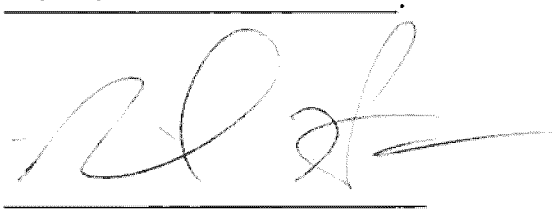
Notary Public

My Commission Expires:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

**Certificate of Authenticity**

I, Nick Harris, 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 3/27/26.



Affiant Signature

3/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of March, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

