WARRANTY DEED

Karen Johnson Davidson County
Batch# 1400828 DEEDWARR
04/02/2026 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.13
20260402-0026522

File #26-TL-0624-A

(SEAL)

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 9-19-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark E. Holifield and Tanya L. Holifield	**First Horizon Bank**	
(NAME)	(NAME)	**105 11 3N 001.00**
32 Rock Ridge Cove	**165 Madison Avenue**	
(ADDRESS)	(ADDRESS)	
Jackson, TN 38305	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RASAGT LLC, A WISCONSIN LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARK E. HOLIFIELD AND TANYA L. HOLIFIELD, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, of SIXTWENTYFOUR BENTON AVENUE, as shown on the Declaration of Covenants, Conditions and Restrictions for SIXTWENTYFOUR BENTON AVENUE, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20220210-0015770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rasagt, LLC, A Wisconsin Limited Liability Company, by Warranty Deed from GMAT Holdings, GP, A Tennessee General Partnership, of record in Instrument No. 20230713-0053795, in the Register's Office of Davidson County, Tennessee, dated July 12, 2023 and recorded on July 13, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Vine Hill, as recorded in Plat Book 161, Page 12.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220210-0015770.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20230405-0024941.
* Easement for Public Right-of-Way, recorded in Instrument No. 20220531-0062749.
* Charter of the SixTwentyFour Benton Avenue Homeowners' Association, Inc., recorded as Instrument No. 20220304-0025163.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **624 A Benton Avenue, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st day of March, 2026.

RASAGT LLC, a Wisconsin Limited Liability Company

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

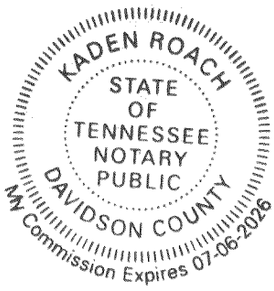
Before me, Kaden Roach of the state and county mentioned, personally appeared Loy Carney, Authorized Agent of RASAGT LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of RASAGT LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney, Authorized Agent of RASAGT LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson County this 31st day of March, 2026.

_____
Notary Signature

Printed Name: Kaden Roach

My commission expires:_____



True Copy Certification

I, **Tammy Carney,** 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 31 day of March, 2026.

Affiant Signature
Date 4.1.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of ~~March~~ April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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