Karen Johnson Davidson County
Batch # 1403240 DEEDWARR
04/08/2026 09:29:54 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20260408-0028217

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF April 6, 2026

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUtvTBERS
Tyler Lee Holmes and Courtney Holmes	Union Home Mortgage	098-02-OA-034-OO
(NAME) 7117 Silverwood Trail	(NAME) 8421 Dow Circle	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Stongsville, OH 44136	
CIT STATE) ZIP	CITY STATE Zip	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TITO PINEDA RYDINSKY AND KIMBERLY MICHELE RYDINSKY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, I-LAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Lee Holmes and Courtney Holmes, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Final Plat Deerfield Pointe of record in Plat at Instrument No. 20170201-0010846, 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 Tito Pineda Rydinsky and Kimberly Michele Rydinsky, husband and wife by Deed dated September 8, 2023 from Ericka Denise Marshall, a single woman, recorded October 17, 2023, in Instrument Number 20231017-0081438, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This Improved property is commonly known as: 7117 Silverwood Trail, Nashville, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22nd day of December, 2025.

Tito Pineda Rydinsky

Kimberly Michele Rydinsky

STATE OF TN
COUNTY OF Davidson

On this 22nd day of December, 2025 before me, a notary public, personally appeared Tito Pineda Rydinsky, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Kandice Eubanks
Notary Public
My Commission Expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF Davidson

On this 22nd day of December, 2025 before me, a notary public, personally appeared Kimberly Michele Rydinsky, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kandice Eubanks
Notary Public
My Commission Expires: 5/28/28

LT&E File #22726