Karen Johnson Davidson County
Batch# 1408653 DEEDWARR
04/20/2026 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20260420-0032219

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2026.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G26-25464

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberly Hand (NAME)	Kimberly Hand (NAME)	34-7-A-126
6201 Lampkins Bridge Rd (STREET ADDRESS)	6201 Lampkins Bridge Rd (STREET ADDRESS)	
College Grove, TN 37046 (CITY) (STATE) (ZIP)	College Grove, TN 37046 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Gloria J. Holmes, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Hand, a married woman,** 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:

Being Lot No. 107 on the plan of Harbor Village, Phase IV, Townhomes Property Line Exhibit Revision 1, A horizontal property regime, as of record in Instrument No. 2003611-0080857 and amended by Instrument No. 20030723-0102986, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gloria J. Holmes, a single woman by Deed dated May 8, 2014 from Teddi E. Hinson-Knowles, an unmarried woman, recorded May 14, 2014, in Instrument No. 20140514-0041438, and as amended in Instrument No. 20141007-0093009, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Gloria J. Holmes is signed by his/her duly appointed Attorney-in-fact Barbara Stephens, pursuant to the Power of Attorney recorded in 202604200032218 , said Register's Office.

This is improved property, known as 167 Harbor Village Drive, Madison, TN 37115.

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. Whenever 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 10 day of April, 2026.

Gloria J. Holmes by Barbara Stephens her attorney - In Fact

Gloria J. Holmes by Barbara Stephens, her Attorney-In-Fact

STATE OF Georgia
COUNTY OF Fulton }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Barbara Stephens attorney in fact for Gloria J. Holmes, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10 day of April, 2026.

Notary Public My Commission Expires: 09/04/2029

SHANNON T SIMS
NOTARY PUBLIC
REG # W-00712193
MY COMMISSION EXPIRES
09/04/2029
CLAYTON COUNTY, GEORGIA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 04/16/2026 (date of document).

Affiant Signature

04/16/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 16th day of April, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29