THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353798

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $455,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2026.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 03-07-2026

Karen Johnson Davidson County
Batch # 1411577 DEEDWARR
04/27/2026 09:22:20 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20260427-0035946

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gerald Hilly, Jr. 5640 Oakes Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-14-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L. Kell Holland and Maria Holland, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gerald Hilly, Jr., unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lots 1 and 3-7, Section 4, Highlands of Brentwood, of record in Plat Book 5800, page 232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to L. KELL HOLLAND AND MARIA HOLLAND, HUSBAND AND WIFE, by deed from ALICIA MATTACHIONE AND DOMINIC MATTACHIONE, WIFE AND HUSBAND, of record in Instrument No. 20210817-0111031, dated August 16, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 160-14-0-017.00.

Matters shown on the Plan of record in Plat Book 5800, page 232, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11189, page 612, Book 11356, page 815, Book 11629, page 906, Instrument No. 20020722-0087704, Instrument No. 20021121-0144877 and Instrument No. 20150414-0032628, said Register's Office.

This is improved property located at 5640 Oakes Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2026.

L. Kell Holland

Maria Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, L. Kell Holland and Maria Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2026.

Notary Public

My Commission Expires: _____

