THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454018**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. 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 09-07-2026

Karen Johnson Davidson County
Batch # 1411579 DEEDWARR
04/27/2026 09:24:19 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20260427-0035962

WARRANTY DEED

Address New Owner: Larry Kell Holland and Maria A. Holland 918 Dorset Dr, Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-10-0B-037.00 CO

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, **Sue S. Steakley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Kell Holland and Maria A. Holland, husband and wife**, ("Grantees"), their 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) 37, as shown on the map entitled Cluster Lot Development Christiansted Valley Phase 2, Revision 1, of record in Instrument No. 20010209-0012854 (erroneously shown as 20010919-0101581 on the previous deed), 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 KARL C. STEAKLEY AND WIFE, SUE S. STEAKLEY, by deed from JACK C. JOHNSON AND WIFE, DEANNA B. JOHNSON, of record in Instrument No. 20030131-0013796, dated January 30, 2003, said Register's Office.

Karl C. Steakley having since died on January 8, 2026. His interest in said property having transferred to Sue S. Steakley upon his death.

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. 172-10-0B-037.00 CO.

Matters shown on the Plan of record in Instrument No. 20010209-0012854, 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 Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515, said Register's Office.

Storm Water Detention Agreement of record in Book 11628, page 8, said Register's Office.

This is improved property located at 6708 Christiansted Lane Nashville TN 37211

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.

Sue S. Steakley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sue S. Steakley, 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: _____



My Commission Expires
November 25, 2028