Karen Johnson Davidson County
Batch# 1422642 DEEDWARR
05/20/2026 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20260520-0045288

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39159-03-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. _____ Affiant Subscribed and sworn to before me this 15th day of May, 2026. _____ Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Weisberg Savannah Leigh Register 705 Waco Drive Nashville, TN 37209	Princeton Mortgage Corporation 439 Grand Avenue Ewing, NJ 08628	Map and Parcel No.: 091053F00100CO

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, Kali Holmes and Presley Cole Holmes, wife and husband ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to Joshua Weisberg, a single person, and Savannah Leigh Register, a single person, as joint tenants with right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 705 Waco Drive, Nashville, TN 37209.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 15th day of May, 2026.

GRANTORS:

Kali Holmes

Presley Cole Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kali Holmes and Presley Cole Holmes, wife and husband, 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 15th day of May, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land situated in the County of Davidson, State of Tennessee, and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A, of 705 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 705 Waco Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20201124-0137722, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kali Holmes and Presley Cole Holmes, wife and husband, by deed dated October 15, 2021 from The MC2 Group, Inc., A Tennessee Corporation, of record in Instrument No. 20211027-0144052, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Moss – Wood Subdivision, as recorded in Plat Book 2663, Page(s) 102, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201124-0137722, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2861, Page 35, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No 20201124-0137722, Register's Office for Davidson County, Tennessee.

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 15th day of May, 2026.

Affiant Signature

Date 5.18.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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