Karen Johnson Davidson County
Batch# 1422710 DEEDWARR
05/20/2026 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20260520-0045371

WARRANTY DEED

DANIELLE CRANE NOTARY PUBLIC TENNESSEE My Comm Exp. December 2, 2028 COUNTY OF RUTHERFORD

File No. KS-26-2402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 12/2/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alliance Constructors, Inc	Alliance Constructors, Inc	
(NAME) 4505 Harding Pike, #110	(NAME) 3160 Del Rio Pike	116-03-0B-110-00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin, TN 37069	
(CITY) (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, I/we, **Sara Hollis Black, Individually and as Administrator for the Estate of John A. Hollis, Deceased**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alliance Constructors, Inc, a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 110 on the Plan of Royal Oaks Apartments, Condominium Apartments, being Lot No. 2 of the Revision of Lots 1, 2, 4, & 5, Royal Oaks, of record in Book 4660, page 59, amended in Book 5200, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. Hollis by Warranty Deed from Russell S. Demarest III, Executor of the Estate of Mary E. Demarest of record in Instrument No. 20030804-0109849 Register's Office for Davidson County, Tennessee, dated 7/29/2003 and recorded on 8/4/2003.

John A. Hollis a/k/a John Allen Hollis subsequently died intestate on September 23, 2025, and his estate has been opened for Probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 25P-2091, with Sara Hollis Black being appointed as his Administrator.

SEE ALSO: Affidavit of Heirship of record at Instrument No. 202605200045370, reflecting Sarah Hollis Black as sole heir at law of John A. Hollis a/k/a John Allen Hollis.

This is property more commonly known as 4505 Harding Pike, #110, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 18th day of May, 2026.

Sara Hollis Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2026, before me personally appeared Sara Hollis Black, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2026.

Notary Signature
My commission expires:



Sara Hollis Black, Administrator for the
Estate of John A. Hollis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sara H. Black, Administrator for the Estate of John A. Hollis, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as such Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Krystal Schuster, 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 **5/18/26**.

Date

Affiant Signature

5/18/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **May**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)