This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8997-BG

Karen Johnson Davidson County
Batch# 1423301 DEEDWARR
05/20/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260520-0045793

STATE OF ~~TENNESSEE~~ ILLINOIS mjs
COUNTY OF Boone

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Brenda L Holsker
Affiant

Subscribed and sworn to before me, this the ~~20th~~ 19th day of May, 2026. mjs

Official Seal
MIMI J SWANSON
Notary Public, State of Illinois
Commission No. 992838
My Commission Expires June 27, 2028

Mimi J Swanson
Notary Public
My Commission Expires: 6/27/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Autice Hall and Jacklyn Hodges Hall 1037 Nunnery Ln. Nashville, TN 37221	New Owner	141 05 0A 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brenda Sue Holsker, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Jacob Autice Hall and Jacklyn Hodges Hall, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of AVONDALE PARK, PHASE 1, SECTION 1A, of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brenda S. Holsker and Tom J. Holsker, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20090520-0046423, in the Register's Office of Davidson County, Tennessee, dated May 19, 2009, and recorded on May 20, 2009.

Being the same property conveyed to Brenda S. Holsker, by Quit Claim Deed from Tom J. Holsker, of record in Instrument No. 20181207-0119518, in the Register's Office of Davidson County, Tennessee, dated November 05, 2018, and recorded on December 07, 2018.

This is ☑ improved or ☐ unimproved property located at: **1037 Nunnery Lane, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2026.

GRANTOR:

Brenda Sue Holsker

Brenda Sue Holsker

STATE OF ILLINOIS
COUNTY OF BOONE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda Sue Holsker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19 day of May, 2026.

Official Seal
MIMI J SWANSON
Notary Public, State of Illinois
Commission No. 992838
My Commission Expires June 27, 2028

Mimi J Swanson

Notary Public
My Commission expires: 6/27/28

202605200045793

Certificate of Authenticity

I, _____, 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 _____ (date of document).

_____
Affiant Signature

Date: 5/20/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20 day of May, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

