THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-8885A-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-8-27

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1428307 DEEDWARR
06/05/2026 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20260605-0051001

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ovidio Majano and Jill Ovidio	owners	
262 Township Dr.		060-02-0-075.00
Hendersonville TN 37075		
(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, WE, **James Anthony Traylor, Administrator of The Estate of Earnestine L. Holcombe and Robert Traylor, Jr., unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ovidio Majano and Jill Ovidio, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, located in Davidson, Tennessee, described as follows:

Being all of Lot No. 13, on the plan of Section 1, Parkwood Estates, according to plat and survey appearing of record in Plat Book 2900, Pages 119 and 120, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 13 fronts 75 feet on the Easterly side of Richmond Hill Drive and runs back 145 feet on the Northerly line and 126.4 feet on the Southerly line to a dead line in the rear on which it measures 93 feet thereon.

Being the same property conveyed to Earnestine L. Holcombe, an unmarried woman, and Robert Traylor, Jr. (also known as Robert Lee Traylor, Jr.), an unmarried man, by Quitclaim Deed from Earnestine L. Holcombe of record in Instrument No. 20130412-0036417 Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on April 12, 2013.

Said Earnestine L. Holcombe having deceased on or about October 11, 2021. James Anthony Traylor is the Administrator of the Estate of Earnestine L. Holcombe, pursuant to the Order of the Chancery Court for Davidson County, Tennessee, Part I, in Nashvile, under Docket number 23-1043-I. By Order of the Court filed March 25, 2026, James Anthony Traylor, Administrator, has been authorized to sign on behalf of the Estate of Earnestine L. Holcombe. By Order filed with the Seventh Circuit Court for Davidson County, Tennessee under Docket number 22P-1533, filed July 12. 2023, the real estate of Earnestine L. Holcombe has been brought into the Estate subject to the Administrator, to be sold. By an additional Order Order Approving Contract for Sale of Real Property, filed with the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket number 22P-1533, James Traylor is authorized to sign for the Estate of the Estate of Earnestine L. Holcombe.

James Anthony Traylor joins in this conveyance for the purposes of conveying any interest he has in the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3070 Richmond Hill Drive, Nashville, TN 37207**

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 our hands this the 1 day of June, 2026.

The Estate of Earnestine L. Holcombe

BY: James Anthony Traylor
James Anthony Traylor, Administrator

Robert Traylor Jr. by Charlie James Leverett his attorney-in-fact
Robert Traylor, Jr. by Charlie James Leverette
his attorney-in-fact

James Anthony Traylor
James Anthony Traylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared James Anthony Traylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator of the Estate Earnestine L. Holcomb the within named bargainor, an Estate, and that he has executed the within instrument for the purposes stated therein by signing the name of the Estate by himself as its Administartor.

Witness my hand and official seal this the 2nd day of June, 2026.

Notary Public my commission expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Alabama
COUNTY OF Mobile

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared Charlie James Leverett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-fact of Robert Traylor, Jr., the within named bargainor, an idividual, and that he has executed the within instrument for the purposes stated therein by signing the name of Robert Traylor, Jr.. by heimself as his Attorney-in-fact.

Witness my hand and official seal this the 1 day of June. 2026

Notary Public my Commission expires: 6/21/2026

EMIT L MCCAFFERTY III
Notary Public
Alabama State at Large
My Commission Expires Jun 21, 2026

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 James Anthony Traylor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of June, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Nancy Enoch, do hereby make oath that I am a licensed attorney and/or 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 June 2nd, 2026

Nancy Enoch
Affiant Signature

June 3rd, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

3rd day of June, 2026.

Notary's Signature

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: 5/8/2028

Notary's Seal