Karen Johnson Davidson County
Batch# 1432558 DEEDWARR
06/10/2026 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20260610-0052827

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0635

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jordyn Hollingsworth and Walter Hollingsworth and Michael Clem	Jordyn Hollingsworth and Walter Hollingsworth and Michael Clem	083-12-3C-002.00-CO
(NAME)	(NAME)	
2429-B Chapman Drive	2429-B Chapman Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Fifty Thousand And No/100 Dollars ($1,250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CASSANDRA PHIPPS AND KYLE JORDAN MCDOWELL**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDYN HOLLINGSWORTH AND WALTER CHASE HOLLINGSWORTH, WIFE AND HUSBAND ,** 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 B on the Plan of Homes at 2429 Chapman Drive, a Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240918-0072235, in the Register's Office for Davidson County, Tennessee, as shown in Exhibit "B", to which declaration reference is hereby made for

a more complete description of the property.

Being a portion of the same property conveyed to Ross W. Brothers and wife, Dorothy Virginia Brothers by Warranty Deed from Hickman Joyce Gibson, Jr. and wife, Gwendolyn B. Gibson of record in Book 4028, Page 456, Register's Office for Davidson County, Tennessee, dated June, 15, 1966 and recorded on June 21, 1966.

See Final Decree of Divorce of record in Book 6630, Page 790, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James H. Hughes and wife, Dorothy Virginia Hughes by Quitclaim Deed from Dorothy Ward Brothers of record in Book 6663, Page 819, Register's Office for Davidson County, Tennessee, dated August 16, 1985 and recorded on September 24, 1985.

The said James H. Hughes died on or about January 18, 2013.

The said Dorothy Virginia Ward Hughes died on February 06, 2024 Testate, devising subject property to Paul Brickles. See Probate Case 24P903, Davidson County, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being a portion of the same property conveyed to Allen Perry, a married man by Warranty Deed from Paul Brickles, Executor of Estate of Dorothy Virginia Hughes of record in Instrument No. 20240806-0059992, Register's Office for Davidson County, Tennessee, dated July 30, 2024 and recorded on August 06, 2024.

Being the same property conveyed to Kyle Jordan McDowell and Cassandra Leslye Phipps by Warranty Deed from Allen Perry, a married man of record in Instrument No. 20250908-0071701, Register's Office for Davidson County, Tennessee, dated August 29, 2025 and recorded on September 08, 2025.

unimproved ☐
This is improved ☑ property, known as 2429-B Chapman Drive, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 09 day of June, 2026.

Cassandra Phipps

Kyle Jordan McDowell

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILLIAMSON~~ San Diego

On this 09 day of June, 20 26, before me personally appeared Cassandra Phipps and Kyle Jordan McDowell, 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 (or person's) free act and deed.

~~Notary Public~~

My Commission Expires: 12/03/2028

(SEAL)

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2503912
My Comm. Expires Dec 3, 2028

True Copy Certification

I, Yvette Meldrum, 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 _____, 2_____.

Affiant Signature _____

_____, 2_____

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

True Copy Certification

I, **Denise Woods,** 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 9 day of June, 2026.

Denise Woods
Affiant Signature
Date 6-9-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027