WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Karen Johnson
Batch # 1432686
06/11/2026 09:48:56 AM
Fees: $13.00 Taxes: $3,052.50

Davidson County
DEEDWARR
2 pgs

20260611-0053005

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY of June, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

File #26-DW-1712-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Budzynski and Anne Rice		
(NAME)	(NAME)	
1712 Long Avenue	**New Owner**	**094 02 0 052.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JORDYN CLEM HOLLINGSWORTH AND WALTER CHASE HOLLINGSWORTH, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NICHOLAS BUDZYNSKI AND ANNE RICE, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 231 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordyn Clem Hollingsworth and Walter Chase Hollingsworth, Wife and Husband, as tenants by the entirety, by Quitclaim Deed from Jordyn Clem Hollingsworth F/K/A Jordyn Hanna Clem and Walter Chase Hollingsworth, tenants in common with the rights of survivorship, of record in Instrument No. 20211029-0145679, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021, and recorded on October 29, 2021.

Being the same property conveyed to Jordyn Hanna Clem and Walter Chase Hollingsworth, tenants in common with the rights of survivorship,, by Warranty Deed from Philip Wick and Deborah Wick, husband and wife, of record in Instrument No. 20200514-0050283, in the Register's Office of Davidson County, Tennessee, dated May 07, 2020, and recorded on May 14, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, as recorded in Plat Book 57, Page(s) 130.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1712 Long Avenue, Nashville, TN 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 8th day of June, 2026.

Jordyn Clem Hollingsworth

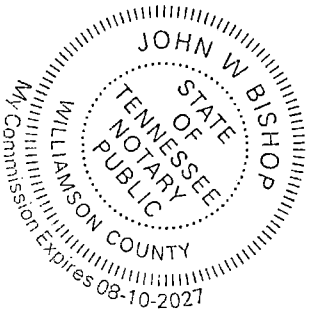
Walter Chase Hollingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2026, before me personally appeared Jordyn Clem Hollingsworth, 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 8th day of June, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2026, before me personally appeared Walter Chase Hollingsworth, 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 8th day of June, 2026.

Notary Signature
My commission expires:

