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

WARRANTY DEED

Karen Johnson
Batch # 1432689
06/11/2026 09:53:05 AM
Fees: $18.00 Taxes: $3,145.00

Davidson County
DEEDWARR
3 pgs

20260611-0053012

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/09/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 6941-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Heath M. Holt and Sara Holt	NEW OWNER	118-09-0-214.00
968 Draughon Avenue	1323 Cottingham Dr	
Nashville, TN 37204	Franklin, TN 37067	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Clarence Jefferson Manning, III and Camille Moreau Manning, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heath M. Holt and Sara Holt, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 10 on the Plan of Yearwood Subdivision of record in Plat Book 1424, Page 48, 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 Clarence Jefferson Manning III and Camille Moreau Manning, husband and wife by Warranty Deed from Jeanne Zamanillo, an unmarried woman of record in Instrument No. 20240102-0000204 Register's Office for Davidson County, Tennessee, dated December 27, 2023 and recorded on January 02, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 968 Draughon Avenue Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 9th, 2026.

Clarence Jefferson Manning, III

Camille Moreau Manning

Camille Moreau Manning

STATE OF Texas

COUNTY OF Collin

Personally appeared before me, by **audio-visual communication**, an online Notary Public of said County and State, Clarence Jefferson Manning, III and Camille Moreau Manning, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 9th, 2026.

Brock Repec

Notary Public

My Commission Expires: 08/18/2029

NOTARY PUBLIC STATE OF TEXAS

Brock Repec

ID NUMBER
13327757-7
COMMISSION EXPIRES
August 18, 2029

Electronically signed and notarized online using the Proof platform.

File #: 6941-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Abby Benson, 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 June 9, 2026.

Date

Affiant Signature

6/9/26

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029