THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Emily Anna Jones 201 Fall Street Nashville, TN 37206	Same	083 02 0M 002.00

Warranty Deed

Grantor: Emily Anna Jones, Successor Trustee of the Kenneth Eugene Holmes Family Trust dated August 11, 2003, as amended and restated on December 16, 2020
Grantee: Emily Anna Jones

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151020-0106737, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Kenneth Eugene Holmes, trustee of the Kenneth Eugene Holmes Family Trust dated August 11, 2003 by deed from Kenneth E. Holmes, of record in Instrument Number 20200717-0078918, Register's Office for Davidson County, Tennessee.

Kenneth Eugene Holmes, the initial Trustee, died on February 8, 2026. Emily Anna Jones is named in the Trust Agreement as Successor Trustee. The Revocable Trust Agreement of Trustor had not been revoked prior to Trustor's death on February 8, 2026.

This is improved property, known as: 1519 B McKennie Ave Nashville, TN 37206.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151020-0106737, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Karen Johnson Davidson County
Batch# 1432819 DEEDQC
06/11/2026 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20260611-0053171

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Emily Anna Jones, Successor Trustee, Grantor

State of Tennessee
County of Sumner

On June 9, 2026, before me personally appeared Emily Anna Jones, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the Trustee under the Kenneth Eugene Holmes Family Trust dates August 11, 2003, as amended and restated on December 16, 2020, for the purpose therein contained, by signing her name as Trustee.

Notary Public

My commission expires: 11/20/29

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $580,000.00.

Emily Anna Jones

Sworn to and subscribed before me on June 9, 2026.

Notary Public

My commission expires: 11/20/29

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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.

Signature

6/9/26

Date

State of Tennessee
County of Sumner

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

Notary's Signature

My Commission Expires: 8-1-2028

SAMUEL COX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY