THIS INSTRUMENT PREPARED BY:
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 260554420**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $128,400.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2026.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch # 1432977 DEEDWARR
06/12/2026 09:38:13 AM 2 pgs
Fees: $13.00 Taxes: $475.08

20260612-0053390

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Kolin Holladay and Misty Holladay<br>7 Wynstone<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>158 04 0A 114.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin S. Brown, Jr. Trustee of the Martin S. Brown Revocable Trust dated December 22, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kolin Holladay and Misty Holladay, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled OTTER WOOD, SECTION THREE, of record in Plat Book, 6900, Pages 788 thru 790, Register's Office for Davidson County, Tennessee, to which plan reference for a more complete and accurate legal description.

Being the same property conveyed to Martin S. Brown, Jr., as Trustee of The Martin S. Brown Revocable Trust dated December 22, 2017, by Quitclaim Deed from Martin S. Brown, Jr., as Executor of the Estate of Martin S. Brown, Sr., of record in Instrument No. 20200701-0071582, in the Register's Office of Davidson County, Tennessee, dated June 26, 2020 and recorded on July 1, 2020.

Being the same property conveyed to Martin S. Brown, Sr., a married man, by Warranty Deed from Brad H. Dodge, unmarried, of record in Instrument No. 20181105-0109547, in the Register's Office of Davidson County, Tennessee, dated November 2, 2018 and recorded on November 5, 2018. The said Martin S. Brown, Sr. died on August 11, 2019.

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 record.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 SECTION THREE OTTER WOOD, as recorded in Plat Book, 6900, Pages 788 thru 790.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7260, Page 483 and Amended in Book 8762, Page 199.

This is unimproved property located at 9 Wynstone Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 10th day of June, 2026.

Martin S. Brown Revocable Trust

BY: Martin S. Brown, Jr., Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin S. Brown, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the Martin S. Brown Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June, 2026.

Amanda Urmeneta
Notary Public
My Commission Expires: 05/08/2029

