This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25017-DJ

Karen Johnson Davidson County
Batch# 1436550 DEEDWARR
06/22/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260622-0056011

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2026.

Notary Public
My Commission Expires: 9-26-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Srila Sen **1058 Todd Preis Drive,** **Nashville, TN 37221**	FirstBank 722 Columbia Avenue Attn: Mortgage Department Franklin, TN 37064	142-05-0C-005-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Craig Charles Holcomb, Jr. and wife, Erin Hornsby Holcomb, as tenants by the entirety**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Srila Sen, an unmarried woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. Y-402, together with carport designated No. Y-402-C, and together with the appurtenant interest in the common elements of Section Four, Phase One, River Plantation Condominium Apartments, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 4892, page 440, as amended and supplemented in Book 4956, page 756; Instrument Nos. 20050128-0010626; Instrument No. 20050602-0062760; and in Instrument No. 20250514-0037999, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-pan of Section Four, Phase One, River Plantation of record in Plat Book 4860, pages 17-19; as amended in Plat Book 4860, pages 107-109, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of River Plantation provided in said Master Deed, as amended and supplemented, together with the By-Laws as recorded, the aforementioned site-plan as recorded and amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Craig Charles Holcomb, Jr. and wife, Erin Hornsby Holcomb, as tenants by the entirety by Warranty Deed creating Tenancy by Entirety from Craig Charles Holcomb, Jr., dated October 9, 2018, recorded October 11, 2018, of record in Instrument No. 20181011-0100877, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Craig Charles Holcomb, Jr., individually by Co-Executor's Deed from Craig Charles Holcomb, Jr. and Stuart Holdsworth, in their capacities as the duly appointed and serving Co-Executors of the Estate of Douglas C. Gilmore, which Estate being administered in the Seventh Circuit Court of Davidson County, Tennessee, case No. 15P-1702, and Stuart Holdworth, individually, dated April 18, 2017, recorded April 25, 2017, of record in Instrument No. 20170425-0040507, said Register's Office.

This is improved property located at: **1058 Todd Preis Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2026 and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17th day of June 2026.

GRANTOR:

Craig Charles Holcomb, Jr.

Erin Hornsby Holcomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Charles Holcomb, Jr. and Erin Hornsby Holcomb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2026.

Notary Public
My Commission expires: **01/22/2030**

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 06/17/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/17/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

