Karen Johnson
Batch # 1437081
06/23/2026 09:09:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20260623-0056256

This instrument was prepared by
John D. Drake
138 S Cannon Avenue
Murfreesboro, Tennessee 37129

FROM: **Larry Hollis and Tracy Gillian Hollis, Husband and Wife**
TO: **Larry Hollis Revocable Trust**

New Owner:
Larry Hollis Revocable Trust
415 Maplewood Drive
Franklin, TN 37064
Map-Parcel Number 04301011000

Send Tax Bills to:
Larry Hollis Revocable Trust
415 Maplewood Drive
Franklin, TN 37064

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), love and affection, and estate-planning purposes, Medicaid asset-protection planning purposes, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, LARRY HOLLIS and wife TRACY G. HOLLIS, husband and wife, Grantors, hereby convey to Tracy G. Hollis, Trustee of the Larry Hollis Revocable Trust, dated June 11, 2026 Grantee, the real property located in Davidson County, Tennessee, and more particularly described as follows:

> All that certain parcel of land in Davidson County, State of TN, as more fully described in Book 7870 Page 448 ID#43.01-110, being known and designated as Lot No. 1 Resubdivision of Part of Lot "L" of W.T. Ready Subdivision of the Thornton Tract, filed in Book 6050 at Page 98.
>
> Being the same property conveyed to Larry Hollis, unmarried, by CitiFinancial Inc., a corporation, by deed dated November 3, 2009, recorded on December 3, 2009 transaction number 20091203-0110716.
>
> Property known as 115 Sarver Avenue, Madison, TN 37115.

This conveyance is made subject to all easements, restrictions, covenants, zoning ordinances, rights-of-way, and matters of record.

The Grantors covenant that they are seized and possessed of the above described real property and have a right to convey it, and the Grantors do hereby warrant and defend the title to said property against the lawful claims and demands of all persons claiming by, through, or under the Grantors, but against none other.

This conveyance is made to the Grantee solely in Grantee's fiduciary capacity as Trustee of the Larry Hollis Revocable Trust, dated 6-11-24, and not individually. The Grantee and all successor trustees shall hold title to the above-described real property pursuant to the terms and provisions of said Trust.

WITNESS my hand this 11th day of June, 2026.

LARRY HOLLIS

TRACY HOLLIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named LESLIE HOLLIS, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Franklin, Williamson County, Tennessee, this 11th day of June, 2026.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named TRACY HOLLIS, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Franklin, Williamson County, Tennessee, this 11th day of June, 2026.

Notary Public
My Commission Expires:

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public
My commission expires: