Karen Johnson Davidson County
Batch# 1438325 DEEDWARR
06/25/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260625-0057672

Name and Address of New Owner:
Chyann Holmes and Jymi Manzo
334 Moncrief Ave
Goodlettsville, TN 37072

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Primis Mortgage Company
5535 Currituck Dr., Ste 120
Wilmington, NC 28403

Map & Parcel(s):
018 00 0 041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Francis Dahlhauser, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Chyann Holmes, an unmarried woman, and Jymi Manzo, an unmarried man, as tenants in common with right of survivorship** hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a concrete monument in the Southern right-of-way Moncrief Avenue, and being the Northwest corner of Lot #2 on the plan of Jarrett Property as of record in Plat Book 6250, Page 671, Register's Office of Davidson County, Tennessee, and being the Northeast corner of this tract, thence: S 10 deg 41 min 10 sec W, 215.77' to an iron pin (0), thence: with the Northern line of lot #14 Franklin Heights Subdivision, Phase 1, Section #2, N 78 deg 18 min 00 W, 202.30' to an iron pin (O), in the line of Dania McVickers as of record in Deed Book 9545, Page 196, Register's Office of Davidson County, Tennessee, thence: N 04 deg 04 min 26 sec E, 149.01' to a pin (O), in the Northern right-of-way Moncrief Avenue, thence: with said right-of-way, N 84 deg 23 min 08 sec E, 228.63' to the Point of Beginning as per a survey by C&K Surveyors LLC, dated 8/5/2014.

(For informational purposes only, said survey sets forth that said property contains 0.88 acres, more or less.)

Being the same property conveyed to Andrew Francis Dahlhauser, an unmarried man, by Warranty Deed from Daniel F. Herrell and wife, Lori Herrell, of record in Instrument No. 20140908-0081941, in the Register's Office of Davidson County, Tennessee, dated September 2, 2014 and recorded on September 8, 2014.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 334 Moncrief Ave, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and I do covenant with **the said GRANTEE that I am 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 I do further covenant and**

bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 this 15th day of June, 2026.

Andrew Francis Dahlhauser

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of June, 2026, before me personally appeared Andrew Francis Dahlhauser, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of June, 2026.

Leslie Isabell
Notary Signature
My commission expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 15th day of June, 2026.

Leslie Isabell
Notary Public
My Commission Expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/15/26. (date of document).

Affiant Signature

6/25/26
Date

State of Tennessee

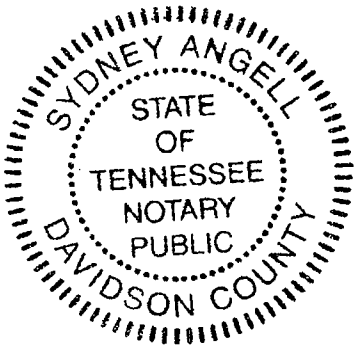
County of Williamson

Sworn to and subscribed before me this 25 day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



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