WARRANTY DEED

Karen Johnson
Batch # 1440579
06/30/2026 01:02:34 PM
Fees: $13.00 Taxes: $1,646.13

Davidson County
DEEDWARR
2 pgs

20260630-0059069

T-B-26-720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel James Strashensky	**Mortgage Research Center LLC DBA Veterans United Home Loans**	
(NAME)	(NAME)	**049-15-0A-029.00-CO**
3733 Nadia Drive	**1400 Forum Blvd, Suite 18**	
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37040	**Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW WAYNE HOLLIDAY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL JAMES STRASHENSKY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 722, established in the Declarations of Covenants, Conditions and Restrictions for Flint Ridge Homes, recorded as Instrument No. 20070124-0009978, Register's Office for Davidson County, Tennessee and as depicted on the Site Plan for Flint Ridge Homes being Exhibit "C" of said Declarations of Covenants, Conditions and Restrictions for Flint Ridge Homes, all of record in Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Wayne Holliday, unmarried by Warranty Deed from Julian Jobe and Khira Turner, husband and wife of record in Instrument No. 20201006-0115767 Register's Office for Davidson County, Tennessee, dated October 1, 2020 and recorded on October 6, 2020.

The said property has never been the marital residence of the Grantor and his/her/their current spouse.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 280, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070124-0009978, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20070125-0010563, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6143, Page 141, and amended in Book 6471, Page 756, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **720 Flint Ridge Drive, Whites Creek, Tennessee 37189**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 4th DAY OF JUNE, 2026.

Matthew Wayne Holliday
Matthew Wayne Holliday

EB
STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Rockwall
EB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW WAYNE HOLLIDAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~4th~~ 3rd of June, 2026.
EB

Erica Blount
Notary Public
My Commission Expires: 8/9/2029
(SEAL)

ERICA BLOUNT
Notary Public, State of Texas
Comm. Expires 08-09-2029
Notary ID 135527590

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212