This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25856-DJ

AFTER RECORDING, RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER JM-C-26-1215A

Karen Johnson Davidson County
Batch # 1441900 DEEDWARR
07/02/2026 03:18:57 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20260702-0060036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

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

Subscribed and sworn to before me, this the 29th day of June, 2026.

Notary Public
My Commission Expires: 05/08/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nolan R. Hollibaugh 1512A Straightway Ave. Nashville, TN 37206	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave #2W Chicago, IL 60613	72-14-3F-1.00

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, **Robert Harrison Landry and Sandra Gillespie Landry, Co-Trustees of Next Generation Community Property Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nolan R. Hollibaugh,** unmarried man, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of the Townhomes at 1512 Straightway Avenue, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1512 Straightway Avenue, a horizontal property regime with private elements, of record in Instrument No. 20150722-0072030; as amended in Instrument No. 20151001-0099607, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan attached as exhibit to said Declaration, as amended, and the original plan of record in Book 332, page 91, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Robert Harrison Landry and Sandra Gillespie Landry, Co-Trustees of the Next Generation Community Property Trust U/A dated December 10, 2024 by Quitclaim Deed from Robert Landry and Sandra Landry, husband and wife, dated December 10, 2024, recorded December 18, 2024, of record in Instrument No. 20241218-0098257, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Robert Landry and Sandra Landry, husband and wife by Warranty Deed from A&N Investments, LLC, dated April 6, 2016, recorded April 7, 2016, of record in Instrument No. 20160407-0033500, said Register's Office.

This is improved property located at: **1512A Straightway Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 29th day of June, 2026.

GRANTOR:

Next Generation Community Property Trust

By: _____
Robert Harrison Landry, Co-Trustee

By: _____
Sandra Gillespie Landry, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra Gillespie Landry, Trustee and Robert Harrison Landry, Trustee 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 they are the Co-Trustees of Next Generation Community Property Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029