Karen Johnson Davidson County
Batch# 1443614 DEEDWARR
07/09/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20260709-0062029

Name and Address of New Owner:
Donald Leatherwood
5451 Buena Vista Rd
Whites Creek, TN 37189

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Mason Lillie powered by Bell Land Title
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-256

Map & Parcel No: 049 00 0 051.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $297,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald L Leatherwood
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July, 2026.

Notary Signature
My commission expires: July 2, 2029

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Scott Holodnak, single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Donald Leatherwood, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being in the 14th Civil District of said County, and being known as Lot Number 6 on the Map of W. H: Thompson's unrecorded Subdivision at White's Creek, Tennessee and described as follows:

Beginning at a point in the center of Buena Vista Pike, at the corner of the Lot Number 5, and 550 feet South of the Church Property, thence South 82 1/2 degrees West 250 feet to a stake, a corner of Lot Number 5, in W. H. Thompson's Line, thence South 9 degrees East 100 feet to a stake, corner of Lot Number 7, thence North 82 1/2 East 250 East to a point in the centerline of Buena Vista Pike; a corner of Lot Number 7, thence with the centerline of said Pike, North 9 degrees West 100 feet to the beginning.

Being the same property conveyed to James Scott Holodnak, Single, by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development, Washington, D.C., of record in Instrument No. 20141219-0116198, in the Register's Office of Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014.

This property more commonly known as 5451 Buena Vista Rd, Whites Creek, TN 37189

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of July, 2026.

James Scott Holodnak (SEAL)
James Scott Holodnak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of July, 2026, before me personally appeared James Scott Holodnak, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2026.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 07/08/2026.

Date

Stephanie Woodall

Affiant Signature

07/08/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 2026.

Notary's Signature

My Commission Expires: 7-2-29

Date

Notary's Seal (if on paper)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY