Karen Johnson Davidson County
Batch# 1445394 DEEDWARR
07/13/2026 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20260713-0062892

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Collin Argo
241 Timmons St.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
American Financial Resources, LLC
8 Campus Dr, Ste 401
Parsippany, NJ 07054

MAP **119-14-0**
GROUP
PARCEL **087.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tammy Holleman Smith, Executrix of the Estate of Karen Janiece Holleman, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Collin Argo and Mikaela Argo, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21, Block "A" on the Plan of Part One of Woodbine Courts, as shown by plat and survey of record in Book 1130, page 39, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tammy Holleman Smith, by Last Will and Testament of Karen Janiece Holleman, of record in the Seventh Circuit Court for Davidson County, Tennessee, Nashville, Tennessee, Docket No, 26P172; and being the same property conveyed to Karen Holleman by deed dated May 9, 2002 from GE Capital Mortgage Services, Inc. of record in Instrument no. 20020516-0060438, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **241 Timmons St., Nashville, Tennessee 37211.**

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, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors 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. 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 the **10th** day of **July, 2026.**

By: Tammy Holleman Smith, Executrix

Tammy Holleman Smith, Executrix of the Last Will and Testament of Karen Janiece Holleman, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Tammy Holleman Smith** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executrix** of **The Last Will and Testament of Karen Janiece Holleman, deceased**, the within named bargainor, and that she as authorized, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of July, 2026.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/5/2028



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

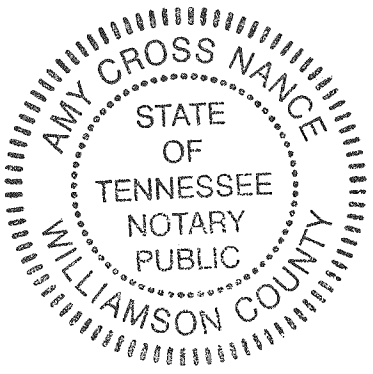
AFFIANT

Subscribed and sworn to before me on this 10th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 2/7/27

File #26-9833



I, Amy Cross Nance, 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 this 10th day of July 2026

Dated July 10, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 10th day of July, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL