WARRANTY DEED

Karen Johnson Davidson County
Batch# 1448962 DEEDWARR
07/20/2026 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20260720-0065048

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-21-2027 (AFFIX SEAL)

CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mona Lane Holt, a married person	New Owner	
(NAME)	(NAME)	181-02-0A-012.00-CO
16643 Gadaily Covington Rd. (ADDRESS)	(ADDRESS)	
College Grove, TN 37046 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Tonie Do and Russell James Bartley, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mona Lane Holt, a married person,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land In Davidson County, Tennessee, Being Townhome Lot No. 12 on The Exhibit Plat of Lenox Creekside, Phase one, of Record as Exhibits E1, E2 And E3 of Instrument No. 20060306-0025686, as Amended By Instrument No. 20060606-0066938 In The Register's office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Shaun Donovan, The Secretary of Housing and Urban Development, by Warranty Deed from Tonie Do, Unmarried of record in Instrument No. 20130628-00469 Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on June 28, 2013.

Being the same property conveyed to Tonie Do and Russell James Bartley as tenants in common with full right of survivorship by Quitclaim Deed from Tonie Do of record in Instrument No. 20140721-0064560 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on July 21, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 8226 Lenox Creekside Drive, Antioch, TN 37013

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. 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 10th day of July, 2026.

Tonie Do

Russell James Bartley

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 10 day of July, 2026, before me personally appeared Tonie Do and Russell James Bartley, 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 10 day of July, 2026.

Notary Signature
My commission expires:
11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A Mason, 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 7/10/26.

Affiant Signature

7/10/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of July, 2026

Jacqueline G Brown
Notary's Signature (Notary Seal)

Commission Expires 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON